



City of Richmond

Report to Committee

To: Planning Committee
From: Jean Lamontagne
Director of Development

To Planning - Feb 21, 2006
Date: January 30, 2006
RZ 05-298878
File: 12-8060-20-8033

Re: **Application by Patrick Cotter Architect Inc. for Rezoning at 7191, 7211, 7231 and 7251 No. 2 Road from Single-Family Housing District, Subdivision Area E (R1/E) to Townhouse District (R2 - 0.6)**

Staff Recommendation

That Bylaw No. 8033 for the rezoning of 7191, 7211, 7231 and 7251 No. 2 Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Townhouse District (R2 - 0.6)", be introduced and given first reading.

Jean Lamontagne
Director of Development

Att.

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Patrick Cotter Architect Inc. has applied to the City of Richmond for permission to rezone 7191, 7211, 7231 and 7251 No. 2 Road from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Townhouse District (R2 - 0.6)” (**Attachment 1**) in order to permit 26-unit townhouse development.

Findings Of Fact

A Development Application Data Sheet providing details about the development proposal is attached (**Attachment 2**).

Surrounding Development

The subject site is in the Blundell Area and is located on No. 2 Road between Granville Avenue and Blundell Road.

The existing development surrounding the site is described as follows:

- To the north, is an existing single-family residence, and church property beyond which are both under the same ownership, zoned “Single-Family Housing District, Subdivision Area E (R1/E)” and “Assembly District (ASY)”;
- To the west, are existing single-family residential lots facing Langton Road, zoned “Single-Family Housing District, Subdivision Area E (R1/E)”;
- To the south, is an existing two-storey multi-family development, zoned “Townhouse District (R2)”;
- To the east, across No. 2 Road are a single-family residential lot and strata-titled duplexes, zoned “Single-Family Housing District, Subdivision Area E (R1/E)” and “Two-Family Housing District (R5)”.

Related Policies & Studies

Arterial Road Redevelopment and Lane Establishment Policies

The Interim Strategy for Managing Townhouse and Single-Family Residential Rezoning Applications During the Review of the Lane Establishment and Arterial Road Redevelopment Policies directs that townhouse applications may be considered if they meet specified location criteria. The proposed development meets the intent of the strategy.

The subject site:

- a) is located along a major arterial road;
- b) exceeds the minimum 30 m frontage with approximately 100 m frontage;
- c) continues the pattern of townhouse development established on the adjacent property to the south and to the north at Granville Avenue;

- d) enhances the redevelopment potential of the adjacent church manse single-family lot at 7151 No. 2 Road which is over 40 years old. The church property and associated residential property along with the subject development site are located between two (2) townhouse developments to the north and south. The adjacent single-family home has redevelopment potential either for townhouse development with cross-access secured through the subject site or assembly development in consolidation with and with access through the church property;
- e) benefits from public transit available along Granville Avenue and Blundell Road; and
- f) is within walking distance (approximately 525 m) of the Blundell Neighbourhood Service Centre.

The applicant has prepared a development concept plan of the development potential of the adjacent single family lot at 7151 No. 2 Road. The applicant mailed an informational letter to neighbours in November of 2005 explaining the nature of the rezoning application and including a site plan showing the proposed townhouse development, surrounding context and development potential for townhouses on the adjacent church manse single-family lot at 7151 No. 2 Road using the cross-access agreement secured through the subject site (**Attachment 3**). The informational letter was sent to proximate neighbours in the local area (**Attachment 4**) and the City received no public letters in response.

Staff Comments

Staff Technical Review comments are attached (**Attachment 5**). No significant concerns have been identified through the technical review.

Analysis

“Townhouse District (R2 – 0.6)” is recommended for consistency with arterial road redevelopment elsewhere in the city. The allowable density of 0.6 is higher than the existing 0.55 density permitted to the north and south through “Townhouse District (R2)” **Attachment 6**).

The subject site is located on an arterial road adjacent to a townhouse development to the south facing Langton Road and a single-family home to the north associated with the church property further north. As there is no similar redevelopment occurring adjacent to the property, no cross-access agreement has been secured on adjacent development for the use of the subject property. “Townhouse District (R2 – 0.6)” permits three-storey structures (up to 11 m in height), and the proposed development proposes a mix of two and three-storey buildings.

Five (5) two-storey duplexes are located along the interface to the single-family homes facing Langton Road. Sixteen (16) dwelling units in three (3) three-storey buildings front onto No. 2 Road with two-storey end units located at the south and north interfaces to the adjacent townhouse development and church manse.

Tree Retention and Replacement

- A tree survey and partial arborist assessment has been submitted (**Attachment 7**). According to the survey, there are 16 existing trees onsite and an additional 12 neighbouring trees whose root zones likely substantially encroach into the development parcel. The arborist assessed the health of nine (9) of the trees, including one (1) of the neighbouring trees. Assessment of the health of four (4) additional trees including a substantial Evergreen tree (0.45 m dbh) will be required during the Development Permit process along with a finalized tree retention/replacement strategy;
- 14 of the 16 existing trees have been proposed for removal on a preliminary basis. These are proposed to be replaced with 19 new trees ranging in size from 3 m tall Magnolias to 5 m tall Western Red Cedar. Opportunities for new tree planting are constrained onsite due to existing power lines along No. 2 Road and a sanitary sewer right-of-way along the rear property line. Protection is required for all neighbouring trees on private property. Installation of protective tree fencing to the satisfaction of a registered arborist will be required prior to future Demolition or Development Permit issuance;
- The registered arborist has recommended retention of two (2) substantial Cedar trees facing No. 2 Road at the southern end of the property. Retention viability will be further investigated during the Development Permit process as the existing sidewalk at the roadside edge of this major arterial road will be removed to improve pedestrian safety and streetscape design. A new sidewalk will be constructed behind a new grass boulevard with street trees and the existing line of power poles.

Design Review and Future Development Permit Considerations

- A Development Permit will be required to ensure that the development is sensitively integrated with adjacent developments. The rezoning conditions will not be considered satisfied until a Development Permit application is processed to a satisfactory level.
- The applicant has developed a preliminary design for this site (**Attachment 8**). This will be further investigated during the Development Permit application process to achieve a quality project that complies with the Official Community Plan (OCP) design guidelines, complements the neighbourhood and responds to feedback received from Council and the public. Review by the Advisory Design Panel will be required as part of the Development Permit process.
- Preliminary issues related to the proposed design include:
 - Finalized tree retention/replacement strategy;
 - Layout of frontage improvements and relationship to onsite landscape treatment;

- Proposed variances will be reviewed in the context of appropriate adjacencies, privacy design measures and landscaping. Variances requested include: 0.1% increase to the lot coverage, 0.9 m reductions to the side yard setback for the northeast and southeast buildings fronting onto No. 2 Road, 3% increase to permitted small car parking spaces (to add two (2) additional small car spaces), and 28 tandem parking spaces in 14 townhouse units. The variances are sought in order to accommodate a two-storey interface to surrounding properties and a duplex massing interface to the existing single-family homes to the rear of the subject site. These variances can be considered by staff to allow for better adjacencies at the rear and sides of the site provided adequate design measures are incorporated to mitigate privacy concerns through the Development Permit process.

Financial Impact

No apparent financial impacts.

Conclusion

Rezoning of the subject site as proposed conforms to Citywide objectives for residential growth and development. Further review of the project design will be required to ensure a high quality project, and will be completed as part of the future Development Permit process. On this basis, staff recommend that the proposed rezoning be approved.

The list of rezoning conditions is included as **Attachment 9**. The developer has agreed to these conditions as evidenced by his signed acceptance. The developer is providing voluntary contributions of \$13,000 to the Child Care Development Fund and \$13,000 to the Affordable Housing Statutory Reserve Fund.

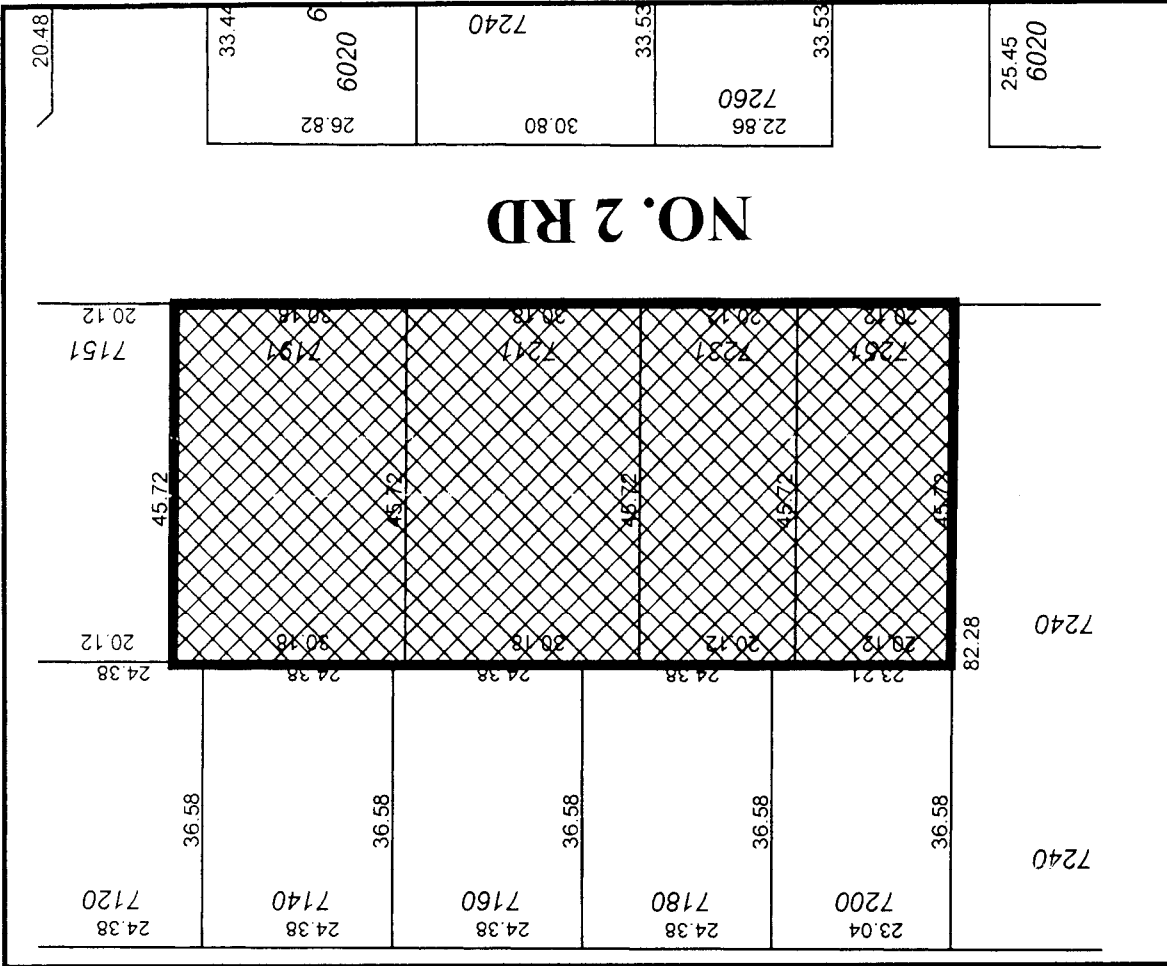


Sara Badyal, M.Arch.
Planner 1
(4282)

SB:blg

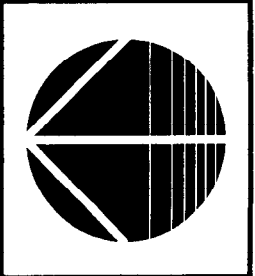
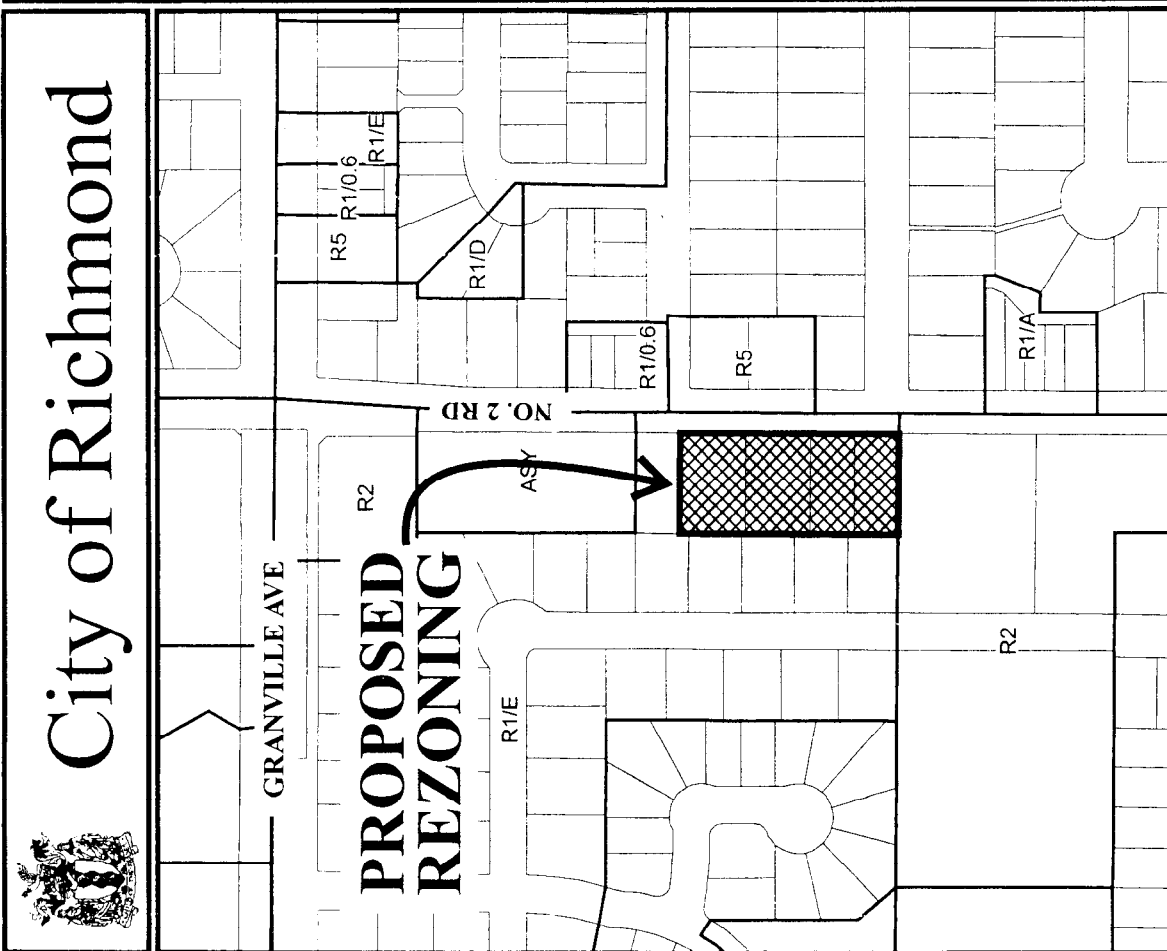
See **Attachment 9** for legal and development requirements agreed to by the applicant and to be completed prior to final adoption of the Zoning Amendment Bylaw.

Attachment 1	Location Map
Attachment 2	Development Application Data Sheet
Attachment 3	Applicant Informational Letter to Neighbours
Attachment 4	Informational Notification Map
Attachment 5	Staff Technical Review Comments
Attachment 6	Existing Land Use Context Map
Attachment 7	Tree Survey and Arborist Report
Attachment 8	Preliminary Architectural Drawings (Site plan and elevations)
Attachment 9	Rezoning Conditional Requirements



Original Date: 05/16/05
 Revision Date: 06/09/05
 Note: Dimensions are in METRES

RZ 05-298878





City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1

**Development Application
Data Sheet
Development Applications Department**

RZ 05-298878

Attachment 2

Address: 7191, 7211, 7231 & 7251 No. 2 Road

Applicant: Patrick Cotter Architect Inc.

Owners: 0727458 B.C. Ltd; Seashore Construction Ltd. Inc. No. 0671763; and
Elegant Development Inc. Inc. No. 0534461

Planning Area(s): Blundell Area

	Existing	Proposed
Site Size:	4,599 m ²	No change
Land Uses	Single-Family Residential	Multi-Family Residential
OCP Designation	Low Density Residential	No change
Zoning	R1/E	R2 – 0.6
Number of Units	4	26

	Bylaw Requirement	Proposed Development	Variance
Floor Area Ratio:	Max. 0.6	0.59	None permitted
Lot Coverage – Building:	Max. 40%	40.1 %	0.1 % increase
Setback – Front Yard:	Min. 6 m	Min. 6.1 m	None
Setback – Side Yard:	Min. 3 m	3 m at rear buildings & 2.1 m at front buildings	0.9 m reduction at front buildings
Setback – Rear Yard:	Min. 3 m	4.7 m	None
Height (m):	11 m & three-storeys	10.8 m three-storey & 8.4 m two-storey	None
Lot Size:	Min. 30 m Width & Min. 35 m Depth	100.6 m Width & 45.7 m Depth	None
Off-street Parking – Regular/Visitor:	52 and 6	52 and 6	None
Accessible Spaces:	2	2	None
Small Car Spaces:	Max 30% (17 spaces)	33% (19 spaces)	3% increase (2 spaces)
Tandem Spaces:	Not permitted	28 spaces (14 units)	28 tandem spaces
Off-street Parking Spaces – Total:	58	58	None
Amenity Space – Indoor:	Min. 70 m ²	cash-in-lieu	None
Amenity Space – Outdoor:	Min. 156 m ²	156 m ²	None

Unit #235, 11300 No. 5 Rd.,
Richmond, BC V7A 5J7
tel. 604.272.1477
fax. 604.272.1471
web. www.cotterarchitects.com

Patrick
Architect Inc.

November 28th 2005

Dear Resident,

Please find enclosed an information package illustrating the townhouse development proposed for 7191, 7211, 7231 and 7251 No2 RD in Richmond, B.C. The project is at the re-zoning stage (File #RZ 05-298878).

The fully landscaped Project includes 26 townhouses, an amenity area, a two car garage per unit and four visitor parking stalls. Access is provided from Number Two Road at a point approximately in the middle of the site.

The buildings fronting onto No. 2 road are proposed at three storeys in height. The buildings backing onto the existing neighbourhood to the west have been designed as two storeys to match the height of the existing single family residences. The second storey of these units, as well as the units which are adjacent to the existing residences at the North and south property lines, are further stepped back to create a larger open space when viewed from the neighbouring properties.

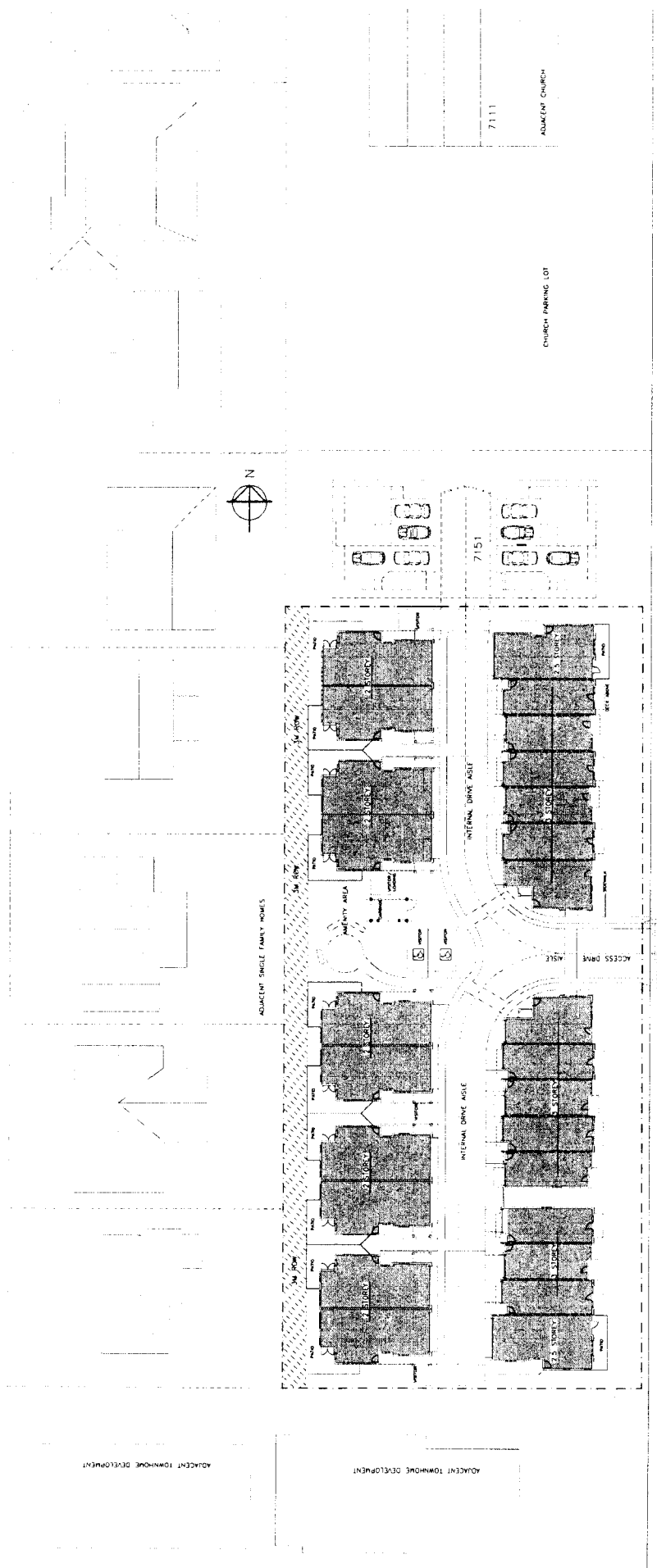
The package includes the site plan showing the subject properties and adjacent properties. The drawing also indicates, in dashed lines how the proposed development makes provision for a possible potential future development of the neighbouring site at 7151 No 2 RD.

If you have any question or require additional information, please do not hesitate to contact the writer at (604) 272-1477.

Sincerely

Patrick Cotter Architect Inc.

Marco Ciriello, Project Architect



NOTE: 11x17 PLAN
SENT WITH
LETTERS

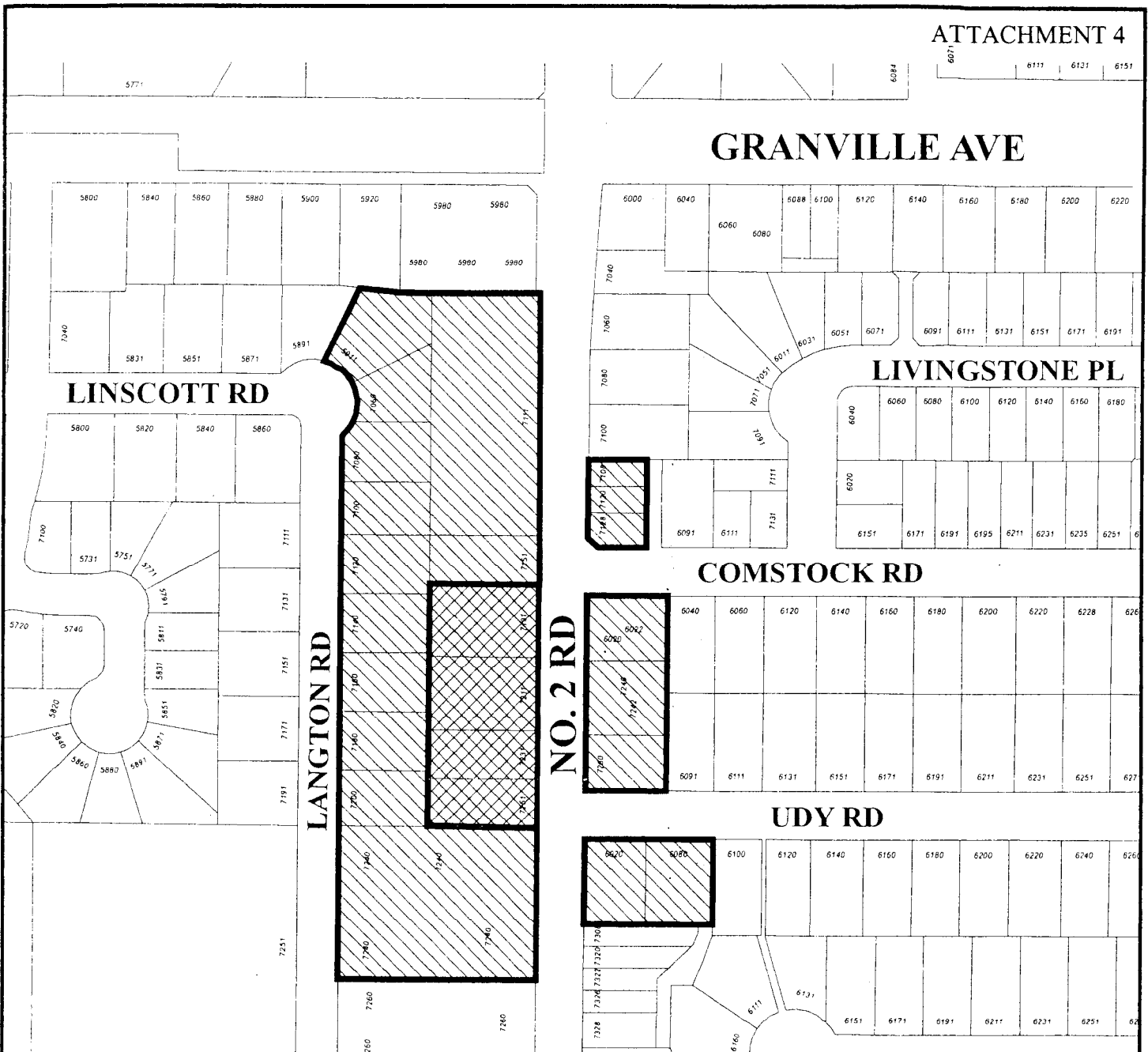
PRELIMINARY 26 UNIT DESIGN FOR
7191, 7211, 7231, 7251 NO. 2 ROAD.
ISSUED FOR NEIGHBORHOOD
INFORMATION AND CONSULTATION
PURPOSES.

NO. 2 ROAD PROPOSED MULTIFAMILY DEVELOPMENT

Unit 235, 11300 NO. 5 ROAD
RICHMOND, BC V7A 5J7
TEL: (604) 272-1477
FAX: (604) 272-1471
E-MAIL: info@cotterarchitects.com



Patrick
ARCHITECTS INC.



Informational Consultation Map



Subject Site - RZ 05-298878



Informational Consultation Map

Adopted Date: 01/17/06

Amended Date:

Note: Dimensions are in METRES

Staff Technical Review Comments

7191, 7211, 7231 & 7251 No 2 Road (RZ 05-298878)

Development Applications

1. Acquisition of 7151 No. 2 Road would have been preferable. A representative of the church congregation has indicated that they are not interested in selling or developing the property at this time. The existing home is currently being used as the church manse.
2. 702 Policy 5439 restricts single-family residential subdivision to Single-Family Housing District, Subdivision Area E (R1/E). To the south, 702 Policy 5463 restricts single-family residential subdivision to Single-Family Housing District, Subdivision Area H (R1/H) with a lane and Single-Family Housing District, Subdivision Area E (R1/E) without a lane.

Transportation

1. Frontage improvement along the site's east frontage along No.2 Road.
2. Register cross-access for 7151 No.2 Road on the title.
3. Driveway to be located along No.2 Road mid-way between the intersections of Comstock Road and Udy Road (at approx. 55 m from the south property line) with 15 m of queuing.
4. Prior to future Building Permit issuance a construction parking and traffic management plan is to be provided including: location for parking for services, deliveries, workers, loading, application for request for any lane closures (including dates, times, and duration), and proper construction traffic controls as per Traffic Control Manual for Works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
5. The number and dimensions of off-street parking stalls to conform to City's Bylaw requirement. Ensure parking does not conflict with vehicle access from No 2 Road.
6. During the Development Permit process, the applicant is to demonstrate how a loading truck (i.e., SU 9) would be accommodated on site, especially given there is no stopping or parking allowed along No.2 Road.

Engineering

1. Capacity analyses were required and submitted for storm and sanitary sewers. A water supply analysis was not required as the available Fire Flow of 340.00 l/s (using the 2021 OCP Maximum Day Model) exceeds the minimum requirement of 200 l/s for townhouses. The storm and sanitary sewer analyses were acceptable to Engineering with no upgrades identified. Calculations are to be shown in the required Servicing Agreement design.
2. Consolidation of the lots into one (1) development parcel is required.
3. Registration of a 0.6 m linear Public Rights-of-Passage (PROP) right-of-way (ROW) is required across the entire frontage for a new 1.5 m sidewalk behind the existing power pole line.

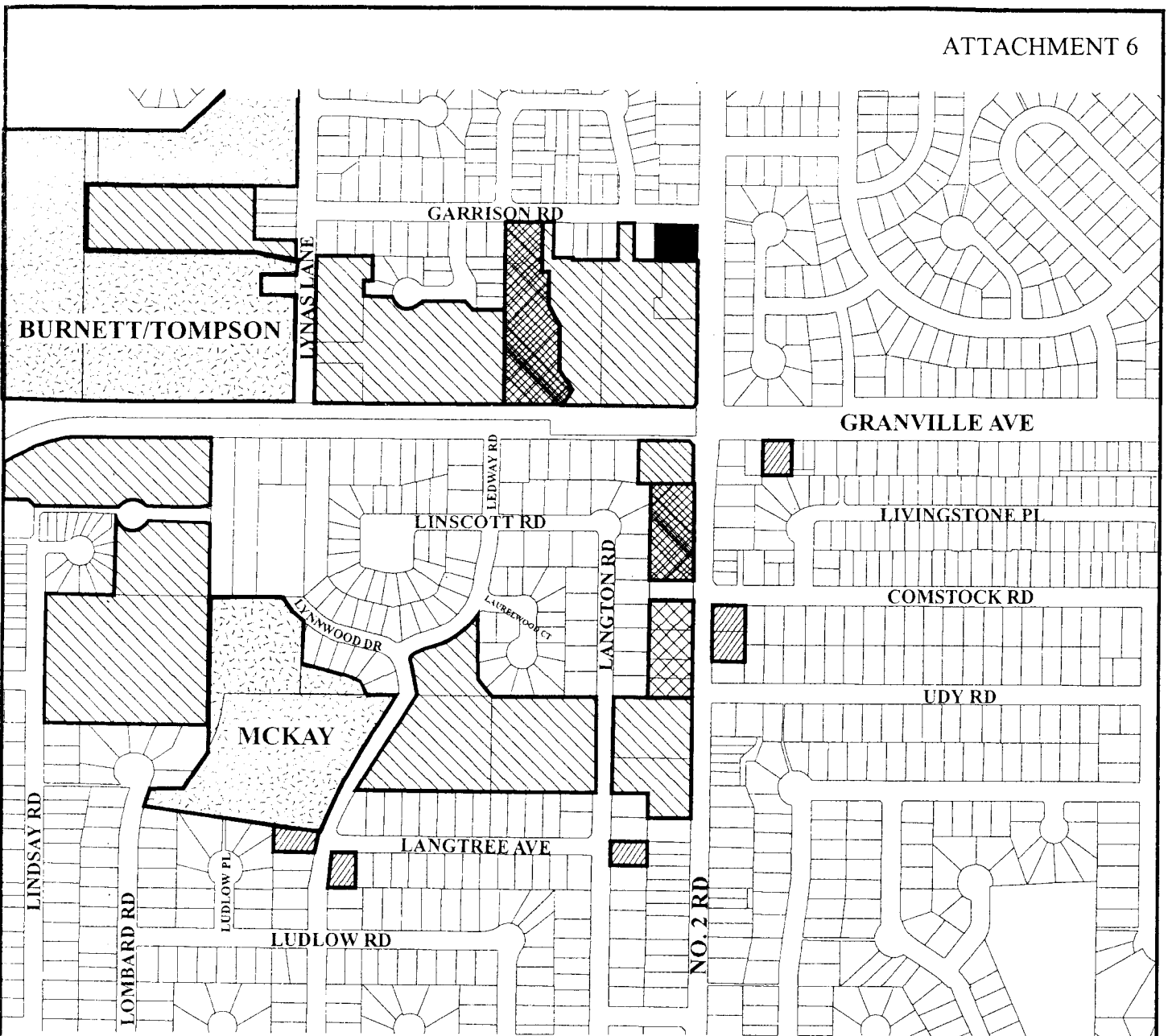
4. Then, prior to issuance of the future Building Permit, the developer shall enter into the City's standard Servicing Agreement to design and construct frontage beautification. Works include, but are not limited to, removal of the existing sidewalk, pouring a new 1.5m concrete sidewalk at the PROP ROW line, creating a grass boulevard with street trees between the curb and the new front of walk. Note that if the proposed driveway location conflicts with an existing power pole or lamp standard, relocation will be at the developer's sole cost.







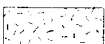
Emergency Services

Access routes for proposed development and future development conform. At the Development Permit stage, confirm that the most remote unit's principal entrance (including possible future development of 7151 No. 2 Road) is within 45 m of a fire truck access route and within 90 m of a fire hydrant.

Garbage & Recycling

The proposed development will be on City blue carts recycling collection and private garbage collection. The blue cart recycling operator will park his truck on No. 2 Road and bring out the recycling carts to be emptied and return them. Prior to Development Permit issuance when the design is finalized, a legal agreement is to be secured for the benefit of future development at 7151 No. 2 Road to use the recycling carts at this development.



- | | | | |
|---|---------------------------|---|-----------------------------|
|  | Single-Family Residential |  | Commercial |
|  | Multi-Family Residential |  | Subject Site - RZ 05-298878 |
|  | Assembly |  | Two-Family Residential |
|  | Park | | |

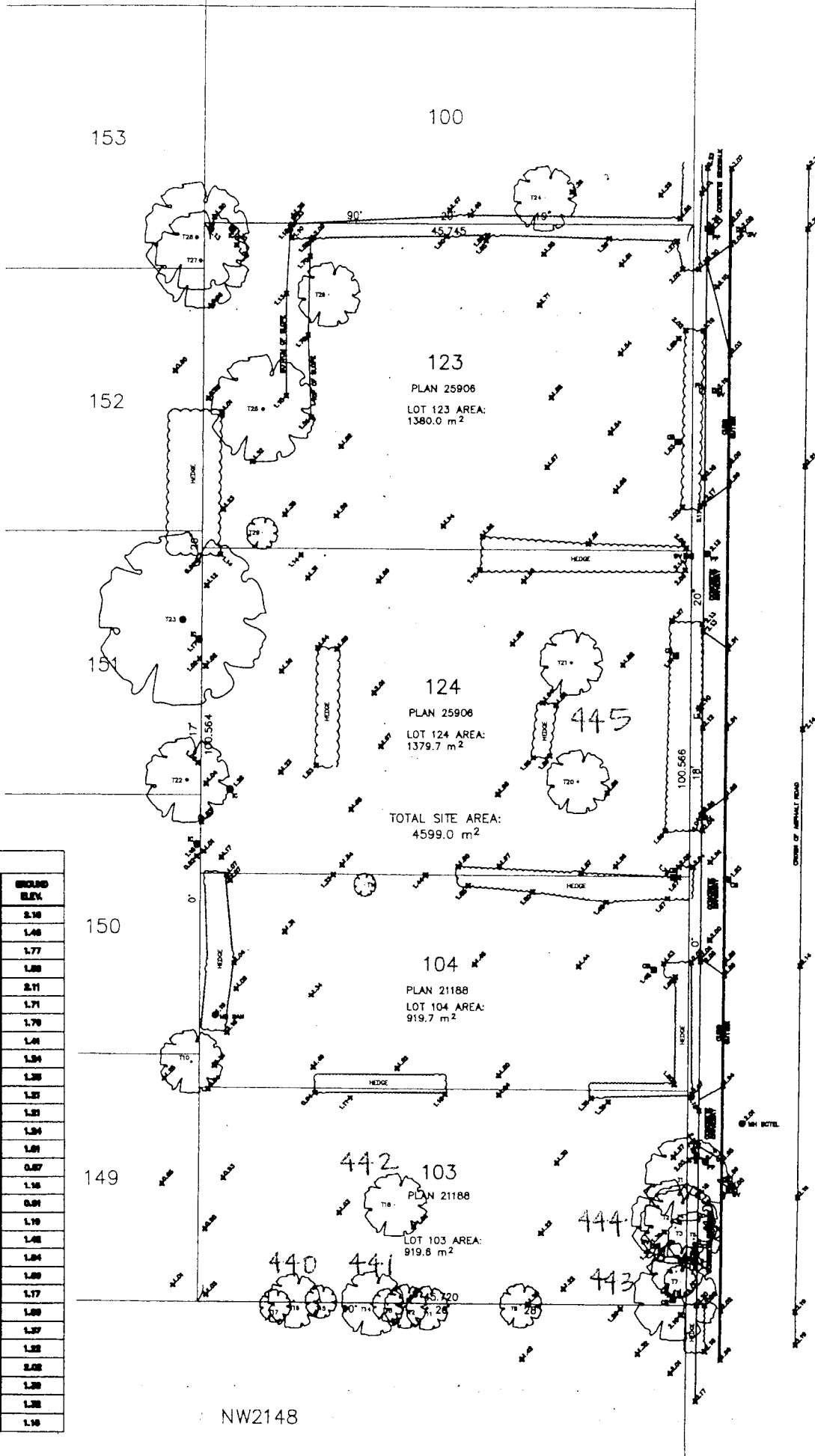


Existing Land Use Map

Adopted Date: 01/18/06

Amended Date:

Note: Dimensions are in METRES



TREE TABLE			
	TREE TYPE	TRUNK DIA. @	GROUND ELEV.
T1	DECIDUOUS	0.11	2.16
T2	CEGAR	0.4	1.68
T3	CEGAR	0.38	1.77
T4	CEGAR	0.38	1.88
T5	DECIDUOUS	0.38	2.11
T6	DECIDUOUS	0.38	1.71
T7	DECIDUOUS	0.1	1.78
T8	CEGAR	0.38	1.6
T9	DECIDUOUS	0.17	1.84
T10	CEGAR	0.3	1.38
T11	CEGAR	0.3	1.21
T12	CEGAR	0.3	1.21
T13	DECIDUOUS	0.31	1.34
T14	CEGAR	0.37	1.61
T15	DECIDUOUS	0.22	0.87
T16	DECIDUOUS	0.32	1.16
T17	DECIDUOUS	0.17	0.91
T18	DECIDUOUS	0.17	1.19
T19	CEGAR	0.16	1.48
T20	DECIDUOUS	0.3	1.84
T21	DECIDUOUS	0.38	1.89
T22	CEGAR	0.4	1.17
T23	DECIDUOUS	0.7	1.89
T24	DECIDUOUS	0.36	1.27
T25	PIKE	0.48	1.22
T26	DECIDUOUS	0.15	2.02
T27	PIK	0.48	1.28
T28	BIRCH	0.48	1.28
T29	DECIDUOUS	0.14	1.16

NW2148

DP 05-316398
RZ 05-298878

ARBORIST REPORT

Prepared for

C. Kavolinas & Associates Inc.

Location: 7191, 7211, 7231 & 7251 No. 2 Road, Richmond, B.C.

Prepared by:

Randy Greenizan
Certified Arborist
Phone #: 604-888-0268
Fax #: 604-888-7034
Email: greenizanr0268@shaw.ca

October 12, 2005

APPLICANT TO
PROVIDE PLAN

ARBORIST: Randy Greenizan
ISA Certified Arborist
Certification #: PN-0712 A

SITE FEATURES:

This is a multi-family development that encompasses 4 existing residential lots on No. 2 Road. These properties are being maintained as residential lots and are quite well kept.

There are no environmental issues associated with this overall site and there were no raptor nests visible.

Due to the nature of the development the trees will all have to be removed. There are very few trees, however, there are a couple of cedar hedges that are in good condition. These will also have to be removed, as it will be virtually impossible to move them, and their respective root zones will be impacted by development.

Tree Evaluation

Tag #: 440
Species: 3 Mountain Ash
DBH: 30 cm Average

Condition: These trees are in poor condition. They have poor live crowns with internal rot and damage. These trees are on the edge of the property line.

Recommendation: These 3 trees be removed.

Tag #: 441
Species: Cedar
DBH: 35 cm

Condition: This tree is in good condition. It is on the edge of the property line and will not survive construction of the visitor parking stall.

Recommendation: This tree be removed.

Tag #: 442
Species: Japanese Maple
DBH: 20 cm Average

Condition: This tree is multi-stemmed and it is in good condition. It is in the building envelope.

Recommendation: This tree be removed.

Tag #: 443 & 444
Species: 2 Cedar trees
DBH: 45 cm Average

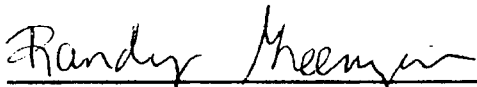
Condition: These trees are in good condition. They could be retained, however, a drip line no encroachment zone shall be established and maintained throughout the duration of the development.

Recommendation: These 2 trees be retained.

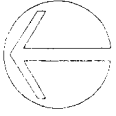
Tag #: 445
Species: 2 Purple Leafed Plums
DBH: 33 cm

Condition: These 2 trees are in good condition. They are in the proposed internal road.

Recommendation: These 2 trees be removed.



Randy Greenizan, ISA Certified Arborist



LEGEND

● TREES TO BE RETAINED

⊗ TREES TO BE REMOVED

○ = PROTECTION BARRIER

C. KAVOLINAS & ASSOCIATES INC.

REG. NO. 1234

21000 100 AVENUE

SCARBOROUGH, ONT. M1B 2Y7

PHONE (416) 888-2883

ELEGANT DEVELOPMENTS INC.

170 PARKER COTTAGE ARCHITECT INC.

#1205, 11300 NO. 5 ROAD

RICHMOND, B.C. V6X 2E7

PHONE (604)

PLAN VIEW

TREE RETENTION PLAN

MULTI-FAMILY

DEVELOPMENT

7141 TO 7274 - NO. 2 ROAD

RICHMOND, B.C.

SCALE: 1:200

DATE: OCT/05

DRAWN BY: [Name]

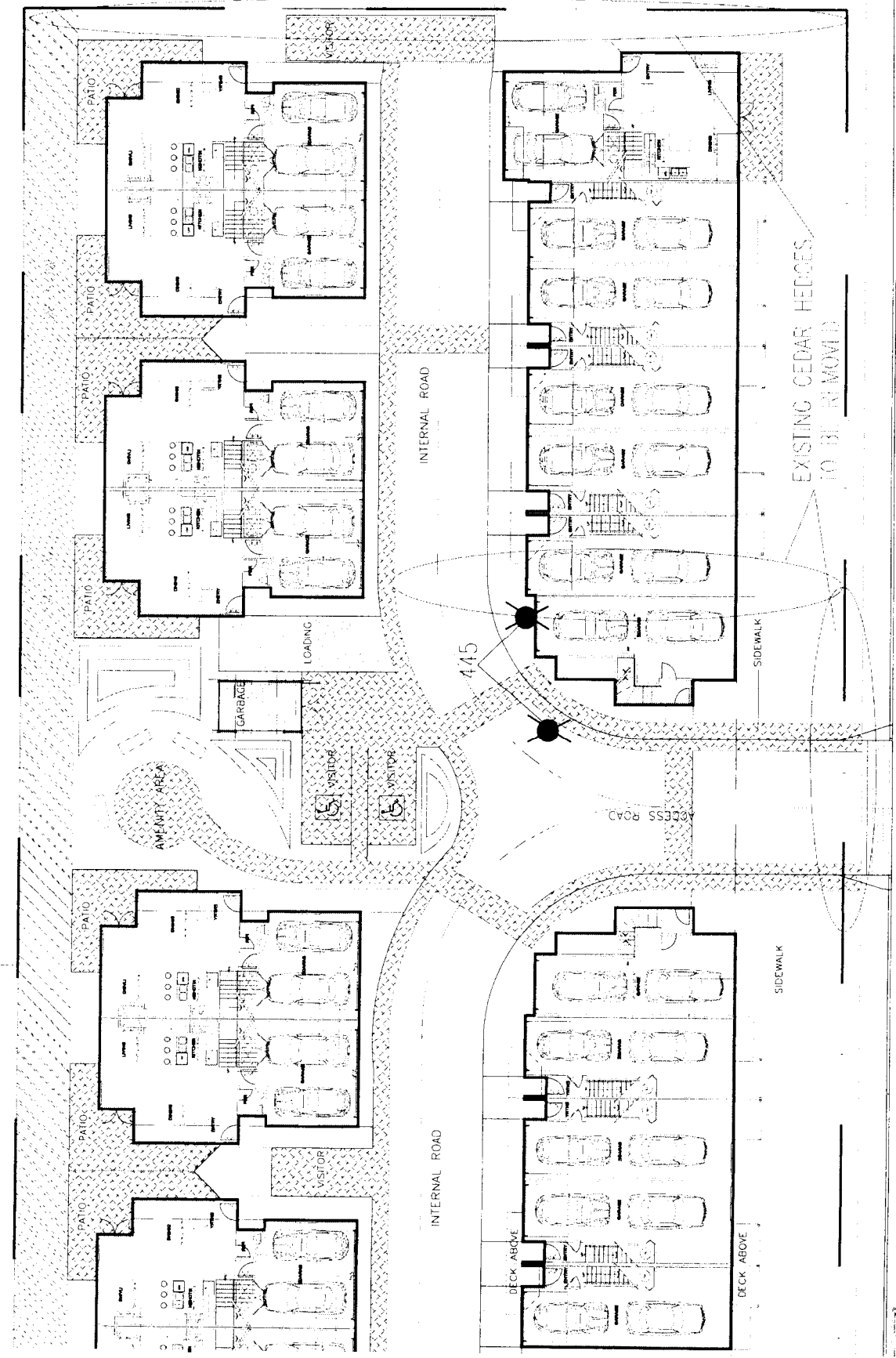
CHECKED BY: [Name]

PROJECT NO. [Number]

DATE: [Date]

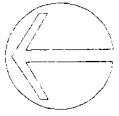
PROJECT: [Name]

SCALE: L-1A



No. 2 ROAD





LEGEND

- = TREES TO BE RETAINED
- ⊗ = TREES TO BE REMOVED
- = PROTECTION BARRIER

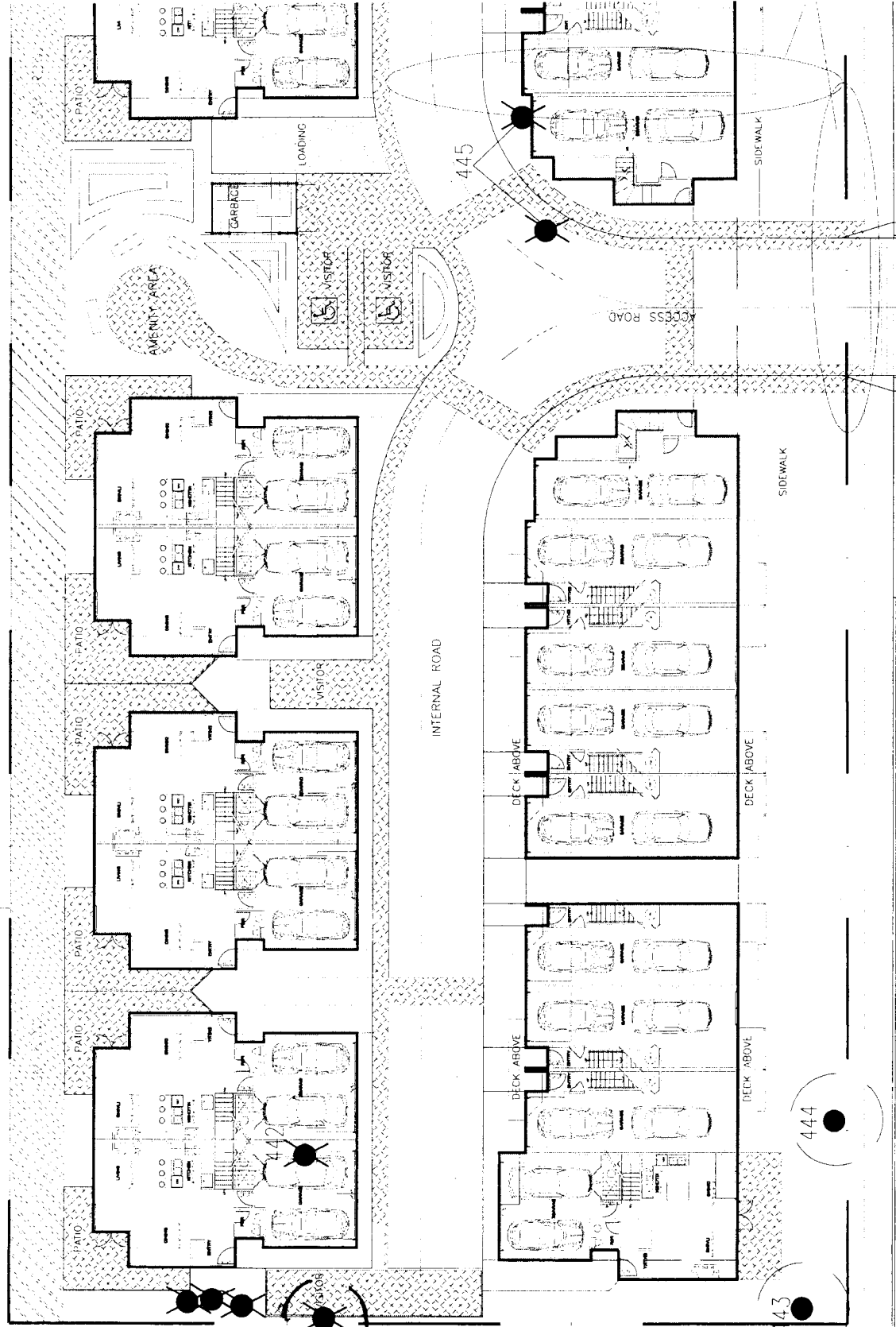
CAVALINAS & ASSOCIATES INC
 ARCHITECTS
 2150 - 46 AVENUE
 VANCOUVER BC
 V6M 1Z7
 PHONE (604) 886-2363

ELEGANT DEVELOPMENTS INC
 475 PARKER CENTER ARCHITECT INC
 #235 - 11300 No. 5 ROAD
 RICHMOND BC
 V7A 3J1
 PHONE (604)

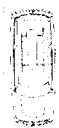
PLAN VIEW

TREE RETENTION PLAN
MULTI-FAMILY DEVELOPMENT
 1151 TO 1251 - No. 2 ROAD
 RICHMOND, BC

DATE	1/200	DATE	OCT/05
SHEET	006	DATE	
NO.		DATE	
APP'D		DATE	
PROJECT	1151 TO 1251 - No. 2 ROAD		
SCALE	AS SHOWN		
DATE	OCT/05		



No. 2 ROAD



440

441 TO BE RETAINED

442

443

444

445

PROPOSED TOWNHOUSE DEVELOPMENT

ELEGANT DEVELOPMENTS INC

7191-7251 No. 2 ROAD
RICHMOND, BRITISH COLUMBIA

PROJECT DATA:

CIVIC ADDRESS: 7191 NO. 2 ROAD, RICHMOND, BRITISH COLUMBIA
7211 NO. 2 ROAD, RICHMOND, BRITISH COLUMBIA
7231 NO. 2 ROAD, RICHMOND, BRITISH COLUMBIA
7251 NO. 2 ROAD, RICHMOND, BRITISH COLUMBIA

LEGAL ADDRESS: LOT 123 SECTION 13 BLOCK 4N RG7W PLAN 25906
LOT 124 SECTION 13 BLOCK 4N RG7W PLAN 25906
LOT 104 SECTION 13 BLOCK 4N RG7W PLAN 21188
LOT 105 SECTION 13 BLOCK 4N RG7W PLAN 21188

APPLICANT: PATRICK COTTER ARCHITECT INC.
235 - 11300 No. 5 ROAD
RICHMOND, BRITISH COLUMBIA

ZONING: EXISTING: R1/A
PROPOSED: R2-0.6

SITE AREA:	GROSS:	48,995.49 Sq.Ft. (6191 Sq.m.)		
	ROAD DED.:	0.00 Sq.Ft.		
	NET:	48,995.49 Sq.Ft.		
COVERAGE:		40.0% Max. Permitted	40.1% Proposed	
		19,598.20 Max. Permitted	19,670.79 Proposed	
F.A.R.:		29,397.29 (0.60) Max. Permitted	29,129.09 0.59	
ADDITIONS to FAR	Garage (2)	13,993.20 Max. Permitted	10,845.90 Proposed	
	Entry Area (1)	2,797.60 Max. Permitted	2,797.60 Proposed	
	Cov. Areas	2,939.73 (10% of FAR) Max.	799.76 2.7%	
	Total:	49,127.82 Max. Permitted	43,572.35 Proposed	
PARKING:	Resident	2.0/unit	52 Required	52 Proposed
	Visitor	0.2/unit	5.2 Required	6.0 Proposed
	Accessible	2%	1.1 Required	2.0 Proposed
	Total		58 Required	58 Proposed
Notes:	(1) Each unit is permitted to deduct from the allowable FAR an area of up to 10m ² (107.64 sq ft) to be used entry and staircase purposes.			
	(2) Each unit is permitted in addition to the allowable FAR an area to a maximum of 50m ² (538.21 sq ft) for use as off-street parking.			

← REFERENCE INFORMATION



DEVELOPMENT DATA:

PROFORMA SUMMARY		UNIT A	UNIT A1	UNIT B	UNIT B1	UNIT C	UNIT D	UNIT E	TOTAL
		3 storey 2 bedroom	3 storey 2 bedroom	3 storey 3 bedroom	3 storey 3 bedroom	2 storey 3 bedroom	3 storey 3 bedroom	2 storey 3 bedroom	
LEVEL 1:	LIVING	84.39	84.39	82.00	82.00	548.98	97.65	614.25	
LEVEL 2:	LIVING	539.00	539.00	540.00	546.00	752.88	578.07	684.01	
LEVEL 3:	LIVING	457.88	457.88	581.66	588.16	0.00	572.75	0.00	
STAIR ALLOWANCE		-107.64	-107.64	-107.84	-107.84	-107.64	-107.84	-107.64	
FAR		973.63	973.63	1,096.02	1,108.52	1,194.22	1,140.83	1,190.62	
	GARAGE COVERED AREA @ GRADE	458.61	458.61	491.01	497.51	355.37	422.42	355.37	
		4.00	4.00	12.00	12.00	3.94	122.50	3.63	
SITE COVERAGE COVERED AREA ABOVE GRADE		547.00	547.00	585.01	591.51	908.29	642.57	973.25	
				45.00	45.50		45.54		
QUANTITY:		4	1	6	1	2	2	10	26
TOTAL FAR:		3,894.52	973.63	6,576.12	1,108.52	2,388.44	2,281.86	11,906.20	29,129.09
TOTAL COVERAGE		2,188.00	547.00	3,510.06	591.51	1,816.58	1,285.14	9,732.50	19,670.79

NOTES

1 UNIT NUMBER
0 UNIT TYPE

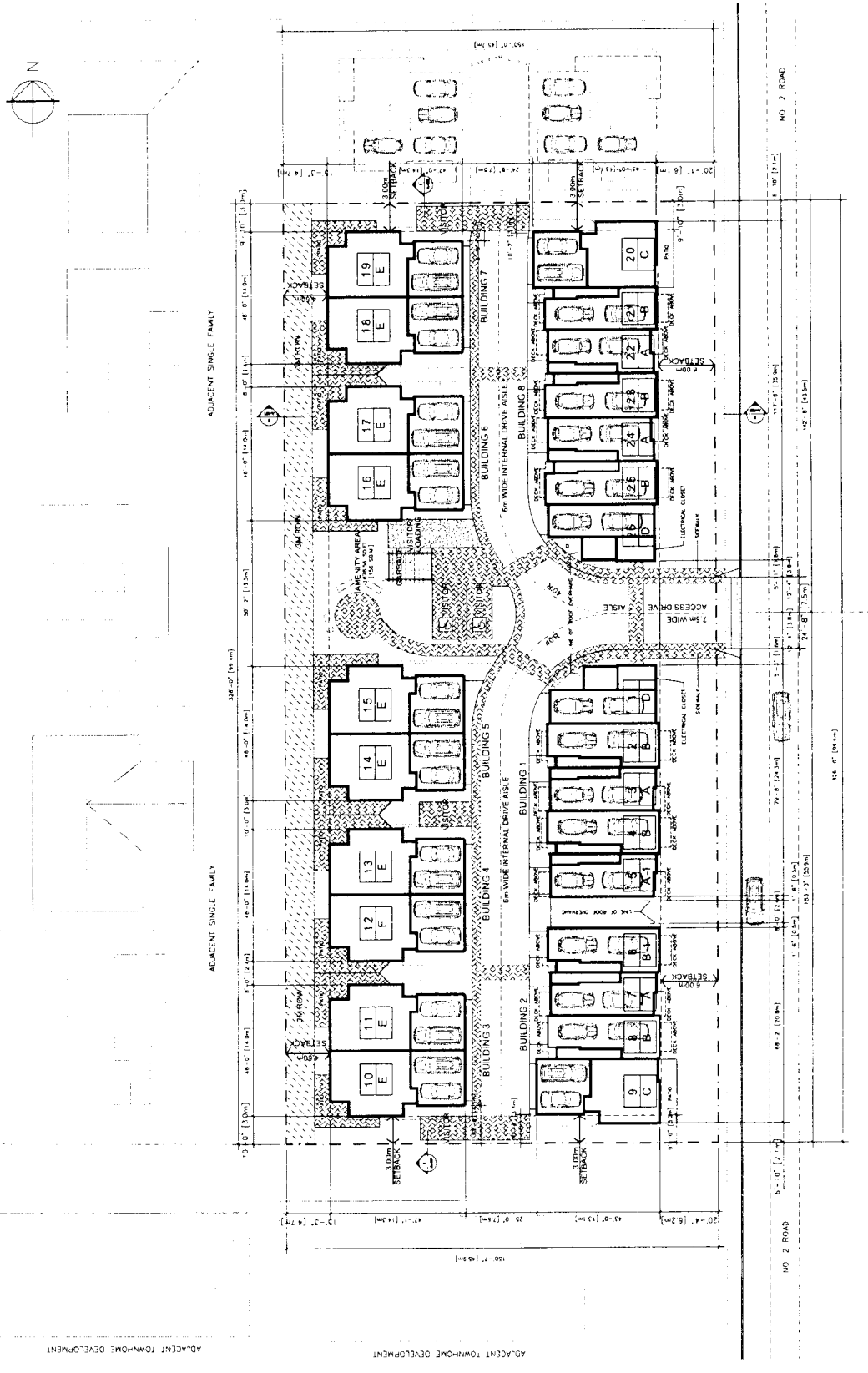
PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT
8755 KENNEDY ROAD
RICHMOND, BRITISH COLUMBIA
V6X 2A4
ELEGANT DEVELOPMENTS INC.
100-120 WEST 2ND AVENUE
VANCOUVER, BC V6C 1P8
TEL: (604) 277-1171
FAX: (604) 277-1176
WWW.ELEGANTDEVELOPMENTS.COM

PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT
8755 KENNEDY ROAD
RICHMOND, BRITISH COLUMBIA
V6X 2A4
ELEGANT DEVELOPMENTS INC.

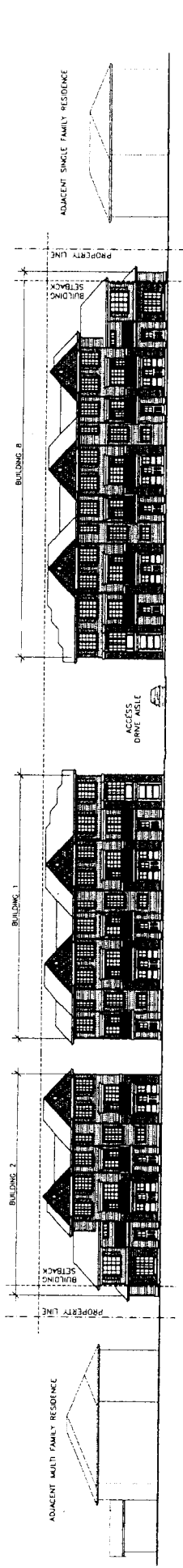
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SCALE: 1/8" = 1'-0"
JOB NO.: 15-01
DRAFTER: JLS
CHECKER: JLS
DATE: 1/15/2015
DRAWN BY: JLS

SITE PLAN

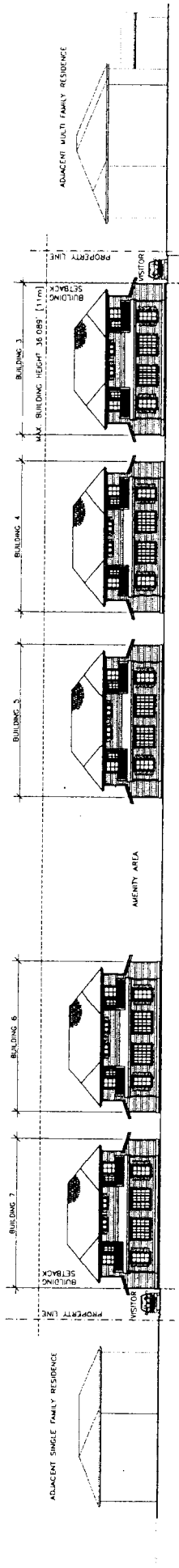
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SCALE: 1/8" = 1'-0"
JOB NO.: 15-01
DRAFTER: JLS
CHECKER: JLS
DATE: 1/15/2015
DRAWN BY: JLS



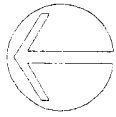
1 SITE PLAN
A101 1/8"=1'-0"



1
NO. 2 ROAD
STREETSCAPE
A351 1/16"=1'-0"



2
WEST ELEVATION LOOKING EAST
STREETSCAPE
A351 1/16"=1'-0"



LEGEND

- = TREES TO BE RETAINED
- ⦿ = TREES TO BE REMOVED
- = PROTECTION BARRIER

S. KAVOUNAS & ASSOCIATES INC.
 BECA CSA
 7108 - 86 AVENUE,
 RICHMOND, B.C.
 V6X 1Z7
 PHONE (604) 288-2383

ELCAMP DESIGNERS INC.
 C/O PATRICK COTTER ARCHITECT INC.
 #235 - 11100 No. 5 ROAD
 RICHMOND, B.C.
 V7A 5J7
 PHONE (604)

PLAN VIEW
 LANDSCAPE PLAN
 MULTI-FAMILY
 DEVELOPMENT
 7517 7th ROAD
 RICHMOND, B.C.

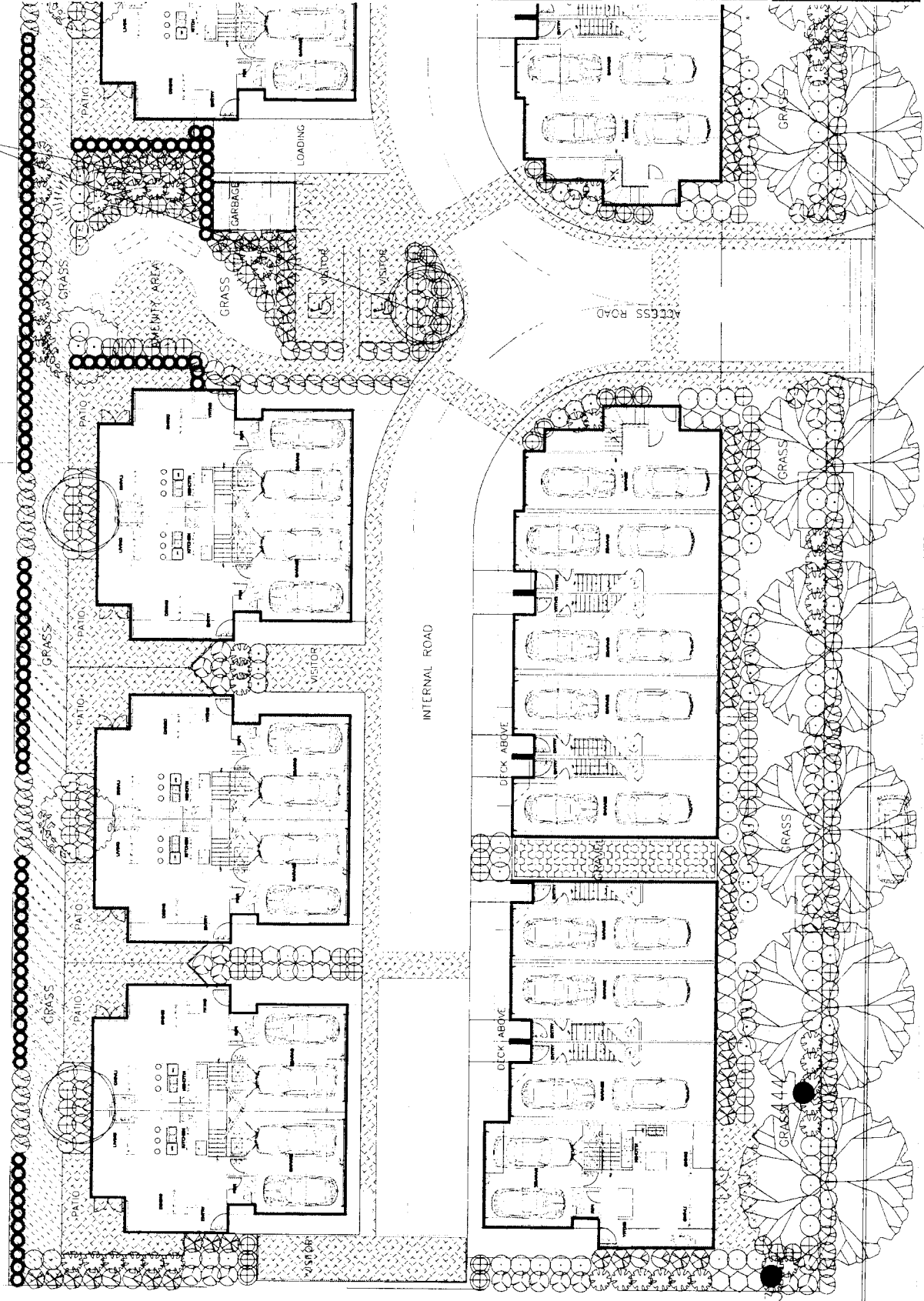
DATE	1/20/01	DATE	OCT/05
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PROJECT		PROJECT	
CLIENT		CLIENT	
DESIGNER		DESIGNER	
APPROVED		APPROVED	

PLANTING BEDS TO BE BERMED AT A 3:1 SLOPE

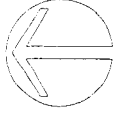
VICTOR STANLEY BENCHES MODEL C138 6 FT.

NO. 2 ROAD

POST & RAIL FENCE
 SLICE THIS SHEET
 FOR DETAILS



44th Street



LEGEND

● = TREES TO BE RETAINED

⊗ = TREES TO BE REMOVED

○ = PROTECTION BARRIER

CRAWLINS & ASSOCIATES INC.
 BEOLA, CO, FLA

21308 - 86 AVENUE,
 SUITE 117,
 RICHMOND, FLA 32803

PHONE (804) 888-7393

LEGEND

EFFORD DEVELOPMENTS INC.
 676 PARKWAY CENTER, RICHMOND, VA 23220

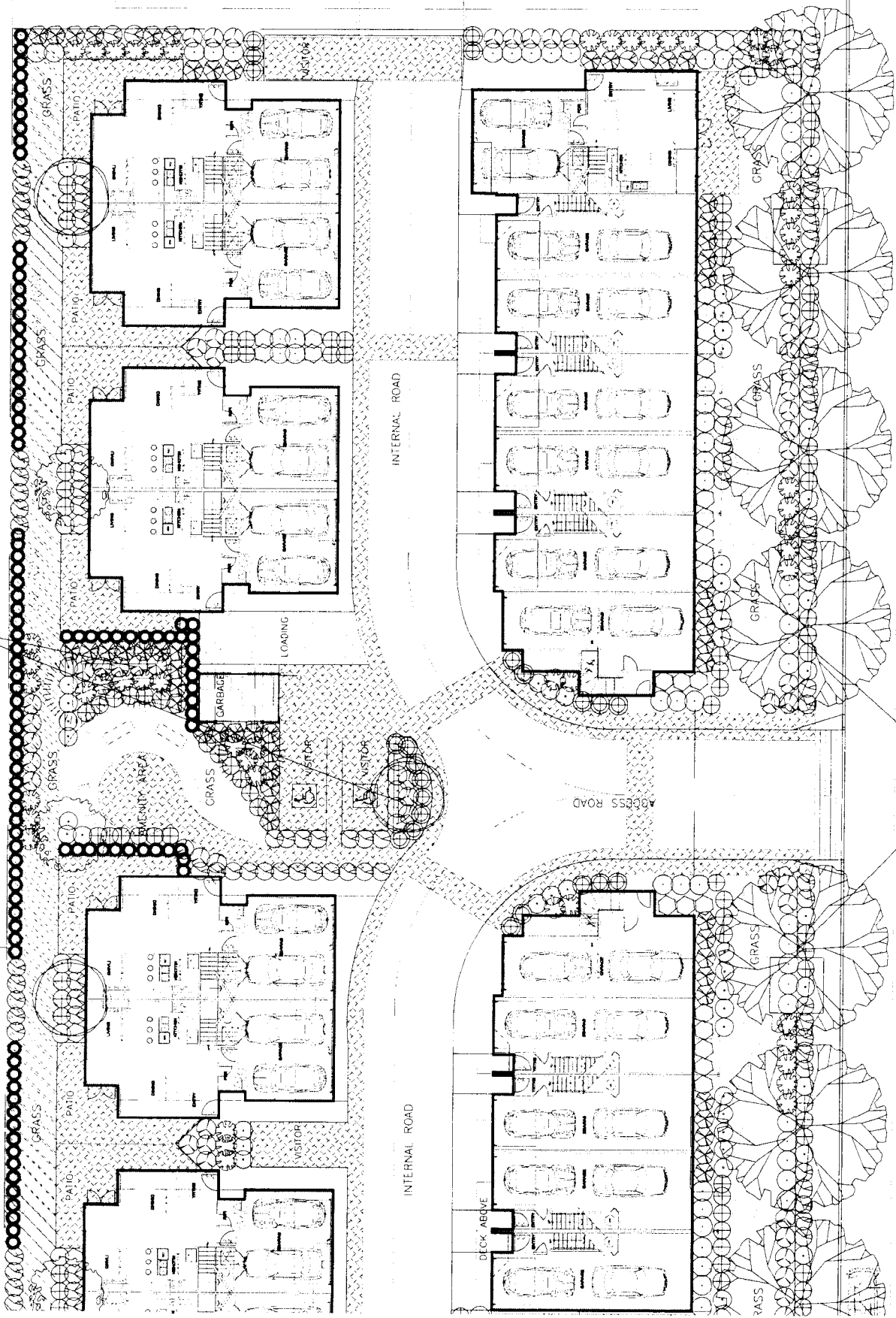
PHONE (804) 771-3511

PLAN VIEW

LANDSCAPE PLAN
 MULTI-FAMILY
 DEVELOPMENT
 747 - 750
 RICHMOND, VA

DATE	1/200	DATE	OCT/05
DRAWN		CHECKED	
SCALE		SCALE	
PROJECT		PROJECT	

1 - 1

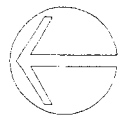


VICTOR STANLEY BENCHES
 MODEL C138 6 FT

PLANTING BEDS TO BE
 BERMED AT A 3:1 SLOPE

NO. 2 ROAD

POST & RAIL FENCE
 SEWE THIS SHEET
 FOR DETAILS



LEGEND
 ○ TREES TO BE RETAINED
 ● TREES TO BE REMOVED
 ○ PROTECTION BARRIER

DATE	REVISION	BY

CRANOLINAS & ASSOCIATES INC.
 BRISLA CSIA
 21308 - 86 AVENUE
 LANGLEY, B.C.
 V1M 1Y7
 PHONE (604) 888-2883

6/6 PARKS ARCHITECTS INC.
 6/6 PARKS ARCHITECTS INC.
 #215, 13300 Ave. 5 Road
 RICHMOND, B.C.
 V7A 5J7
 PHONE (604) 271-1111

PLAN VIEW
 LANDSCAPE PLAN
 MULTI-FAMILY DEVELOPMENT
 7191 TO 7251, No. 7 ROAD
 RICHMOND, B.C.

SCALE	DATE
1:200	06/1/05
DATE	DATE

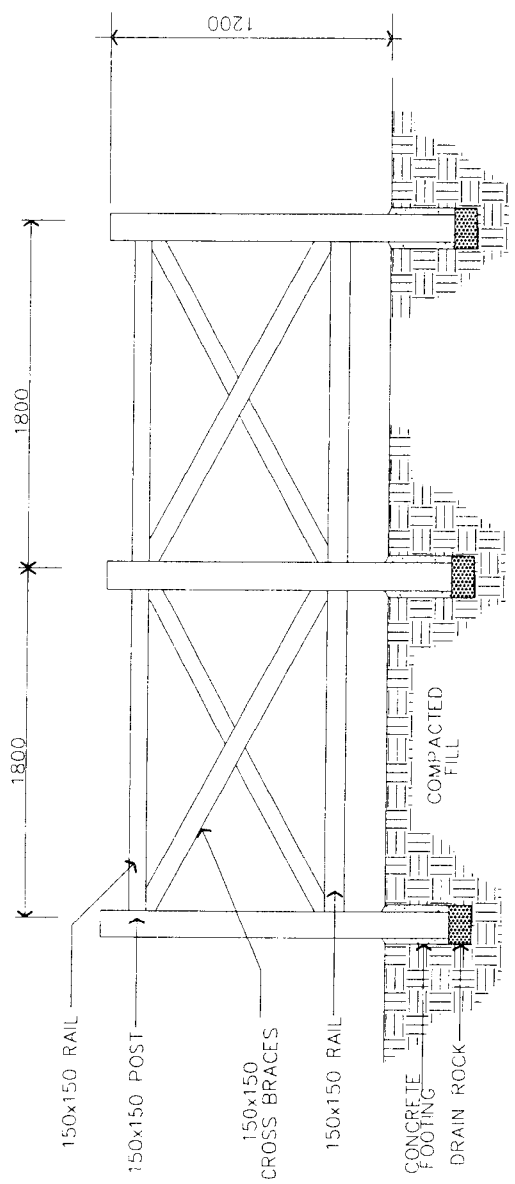
DATE	BY

PLANT LIST

COMMON NAME	QTY.	SIZE	SPACING	REMARKS
SAUCER MAGNOLIA	3	3.00 METERS	AS SHOWN	B. & B.
BLOODGOOD JAP. MAPLE	4	6.00 CM. CAL.	AS SHOWN	B. & B. REPLACEMENT TREE
KATSURA TREE	9	8 CM. CAL.	AS SHOWN	B. & B. REPLACEMENT TREE
WESTERN RED CEDAR	3	5.00 METERS	AS SHOWN	B. & B. REPLACEMENT TREE
PINK AZALEA	65	#2 POT	85 CM. O.C.	
CRIMSON AZALEA	120	#2 POT	85 CM. O.C.	
EDWARD GOUCHER ABELIA	50	#3 POT	90 CM. O.C.	
HEAVENLY BAMBOO	23	#2 POT	90 CM. O.C.	
YAK. RHODODENDRON	78	#3 POT	90 CM. O.C.	
FINNISH RHODODENDRON	67	#3 POT	90 CM. O.C.	
SPRING BOUQUET VIBURNUM	91	#3 POT	90 CM. O.C.	
VIBURNUM	28	#3 POT	90 CM. O.C.	
YAK. RHODODENDRON	72	#3 POT	90 CM. O.C.	
LILY-OF-THE-VALLEY	76	#3 POT	90 CM. O.C.	
EMERALD ARBORVITAE	133	2.00 METERS	40 CM. O.C.	

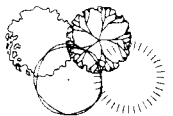
500m²

FENCE DETAIL
 (DIMENSIONS IN mm)
 N.T.S.



ELEVATION

KEY



GRAVEL
 GRASS

NOTES:
EXTERIOR FINISHED SCHEDULE

- 1 ASPHALT SHINGLE ROOF
- 2 PAINTED 1x4 TRIM ON PAINTED 2x4 PLANKS
- 3 PRE-FINISHED ALUMINUM GUTTER ON PAINTED 1x4 ASKE BOARD
- 4 PAINTED 6x6 BRACKET BRACKETS TRIM BOARD ON LATHING OVER 1/2" BOARD ON LATHING OVER 1/2" BOARD
- 5 PAINTED 1/2" TRIM ON 1/2" SHIPMENT/1/2" TRIM BOARD ON LATHING OVER 1/2" BOARD
- 6 PAINTED 1/2" CORNER BOARD
- 7 PAINTED 1x6 PLANK SIDING
- 8 PAINTED 1/2" TRIM ON 1/2" SHIPMENT/1/2" TRIM BOARD ON LATHING OVER 1/2" BOARD
- 9 PAINTED 1x6 SHIMMLES AT TOP TRIM
- 10 PAINTED 1x6 SHIMMLES
- 11 BRICK VENEER
- 12 DOUBLE GLAZED WINDOW IN BRICK FRAME'S ON 2x4 SILL (SLOPE 1/4") OVER 2x4 SILL (SLOPE 1/4") OVER 2x4 SILL (SLOPE 1/4") OVER 2x4 SILL (SLOPE 1/4")
- 13 DOUBLE GLAZED WINDOW IN BRICK FRAME'S ON 2x4 SILL (SLOPE 1/4") OVER 2x4 SILL (SLOPE 1/4") OVER 2x4 SILL (SLOPE 1/4") OVER 2x4 SILL (SLOPE 1/4")
- 14 PAINTED STEEL INSULATED DOOR
- 15 PAINTED 1/2" TRIM ON GARAGE DOOR
- 16 PAINTED 1x6 SIDING
- 17 PAINTED 1/2" TRIM AT TOP OF COLUMN

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10/15/08
2	REVISED PER COMMENTS	10/20/08
3	REVISED PER COMMENTS	10/20/08
4	REVISED PER COMMENTS	10/20/08
5	REVISED PER COMMENTS	10/20/08
6	REVISED PER COMMENTS	10/20/08
7	REVISED PER COMMENTS	10/20/08
8	REVISED PER COMMENTS	10/20/08
9	REVISED PER COMMENTS	10/20/08
10	REVISED PER COMMENTS	10/20/08
11	REVISED PER COMMENTS	10/20/08
12	REVISED PER COMMENTS	10/20/08
13	REVISED PER COMMENTS	10/20/08
14	REVISED PER COMMENTS	10/20/08
15	REVISED PER COMMENTS	10/20/08
16	REVISED PER COMMENTS	10/20/08
17	REVISED PER COMMENTS	10/20/08



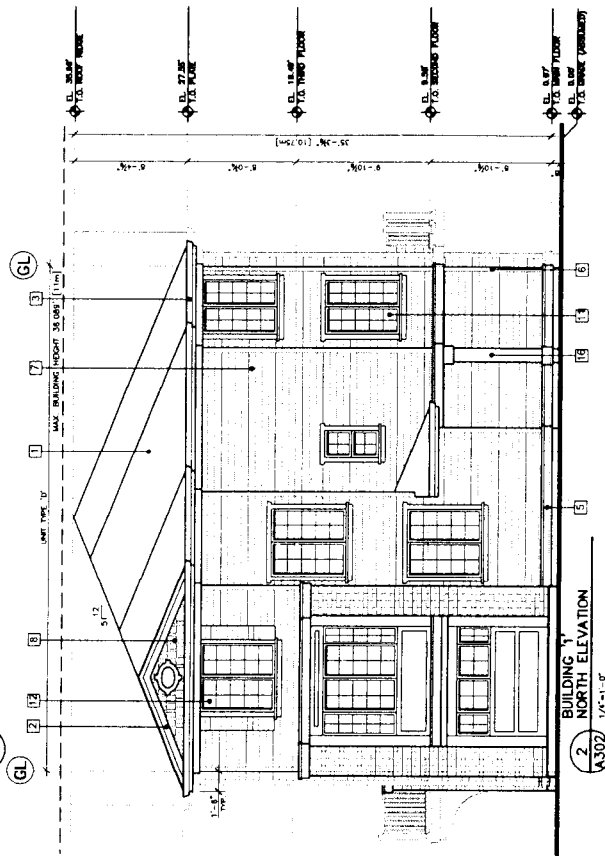
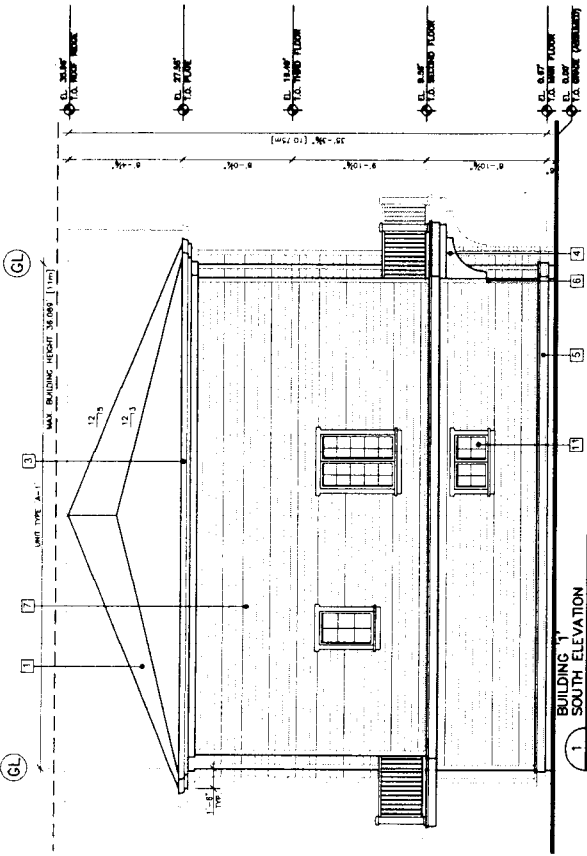
Patrick
 1000 N. 11th St. #100
 Richmond, VA 23131
 Tel: (804) 771-1111
 Fax: (804) 771-1112
 www.patrickdevelopment.com

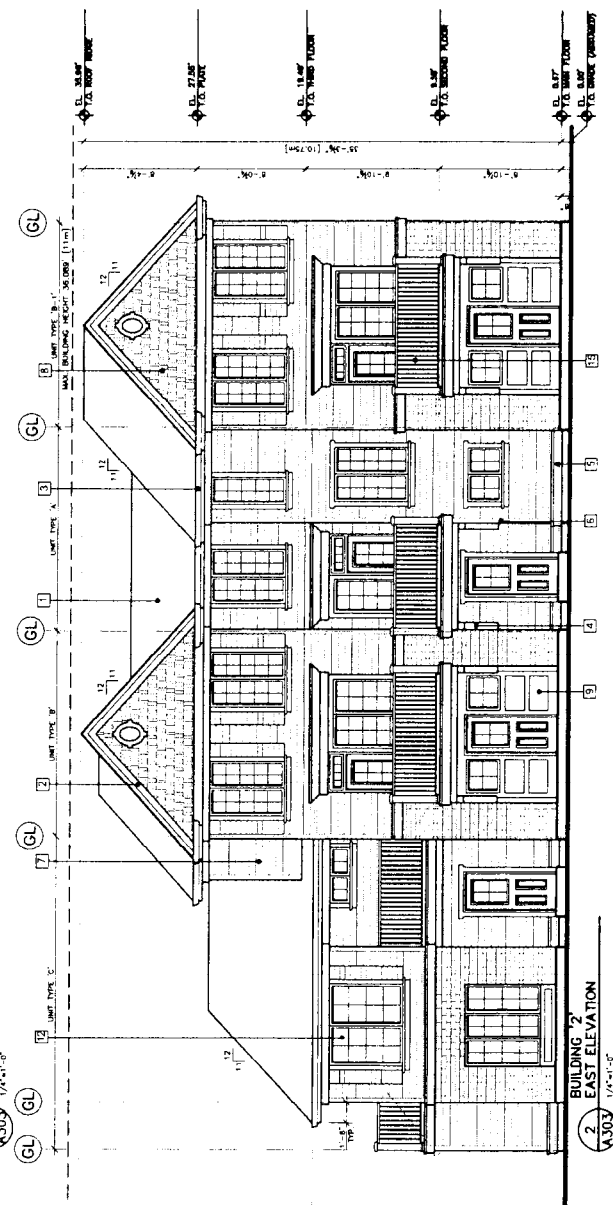
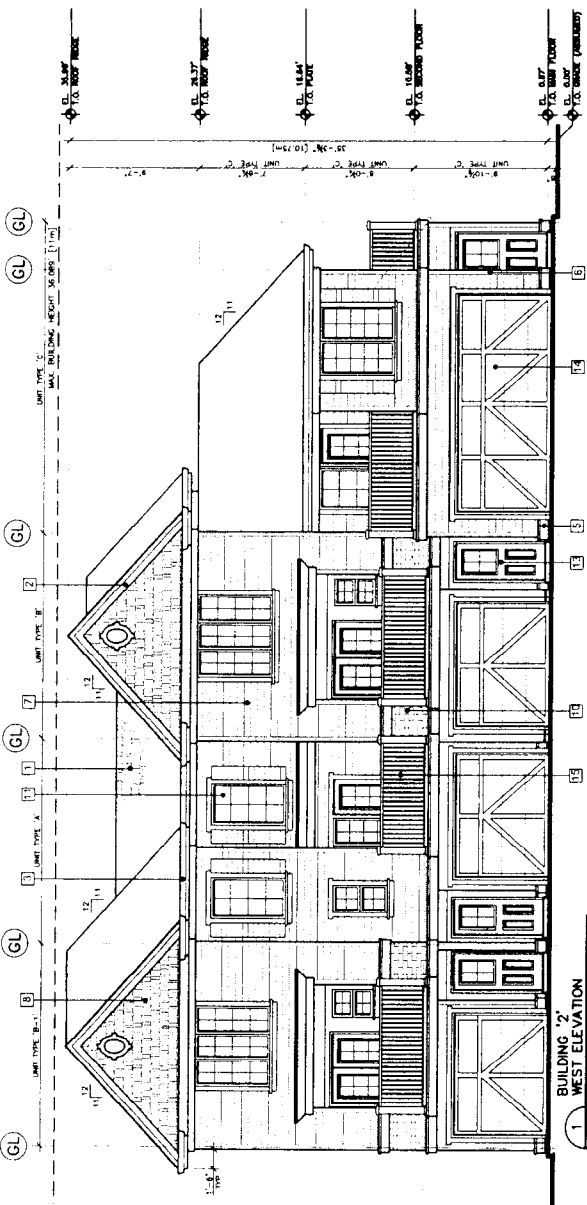
PROPOSED MULTI-FAMILY
 RESIDENTIAL DEVELOPMENT
 7191 7211 7251 No 7 Road
 Richmond, British Columbia
 ELEGANT DEVELOPMENTS Inc
 Richmond, British Columbia
 PH: 604 880 2228
 FX: 604 277 2345

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10/15/08
2	REVISED PER COMMENTS	10/20/08
3	REVISED PER COMMENTS	10/20/08
4	REVISED PER COMMENTS	10/20/08
5	REVISED PER COMMENTS	10/20/08
6	REVISED PER COMMENTS	10/20/08
7	REVISED PER COMMENTS	10/20/08
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9	REVISED PER COMMENTS	10/20/08
10	REVISED PER COMMENTS	10/20/08
11	REVISED PER COMMENTS	10/20/08
12	REVISED PER COMMENTS	10/20/08
13	REVISED PER COMMENTS	10/20/08
14	REVISED PER COMMENTS	10/20/08
15	REVISED PER COMMENTS	10/20/08
16	REVISED PER COMMENTS	10/20/08
17	REVISED PER COMMENTS	10/20/08

Building 1
 SOUTH & NORTH
 ELEVATIONS

A-302 C





NOTES:
EXTERIOR FINISHED SCHEDULE

- 1 ASPHALT SHINGLE ROOF
- 2 PAINTED 1/2\"/>
- 3 PAINTED 1/2\"/>
- 4 PAINTED 1/2\"/>
- 5 PAINTED 1/2\"/>
- 6 PAINTED 1/2\"/>
- 7 PAINTED 1/2\"/>
- 8 PAINTED 1/2\"/>
- 9 PAINTED 1/2\"/>
- 10 BRICK VENER
- 11 1/2\"/>
- 12 1/2\"/>
- 13 1/2\"/>
- 14 1/2\"/>
- 15 1/2\"/>
- 16 1/2\"/>
- 17 1/2\"/>
- 18 1/2\"/>
- 19 1/2\"/>
- 20 1/2\"/>

Patrick
 1000 S. GARDEN ST. SUITE 100
 RICHMOND, BRITISH COLUMBIA
 V6V 1C4
 TEL: 604.277.2345
 FAX: 604.277.2345
 WWW.PATRICKARCHITECTURE.COM

**PROPOSED MULTIFAMILY
 RESIDENTIAL DEVELOPMENT**
 7191/7211/7231/7251 No. 2 Road
 Richmond, British Columbia
ELEGANT DEVELOPMENTS, INC.
 4811 PENDELBURY ROAD
 Richmond, British Columbia
 B.V. TEL: 604.277.2345
 FAX: 604.277.2345
 WWW.ELEGANTDEVELOPMENTS.COM

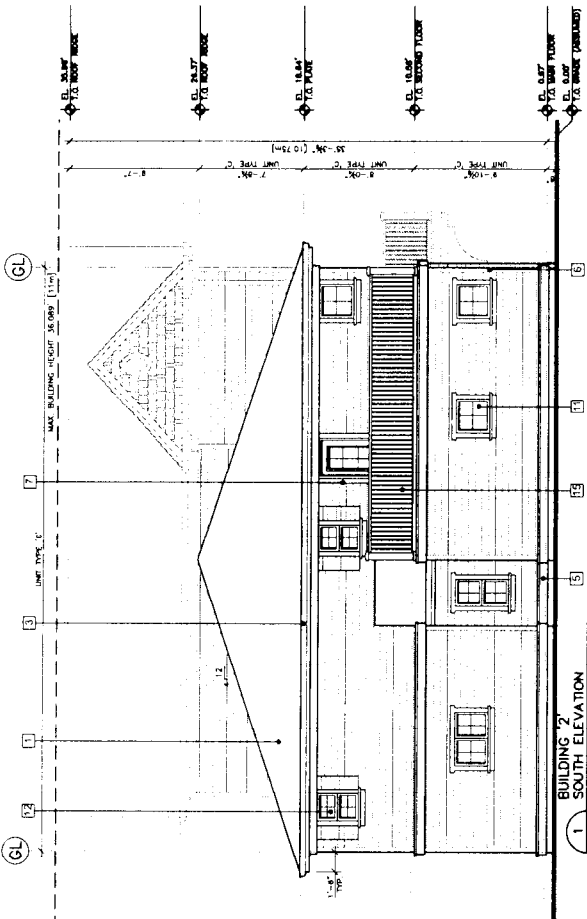
**BUILDING 2
 WEST & EAST
 ELEVATIONS**

Sheet No. **A-303** of **C**

NOTES

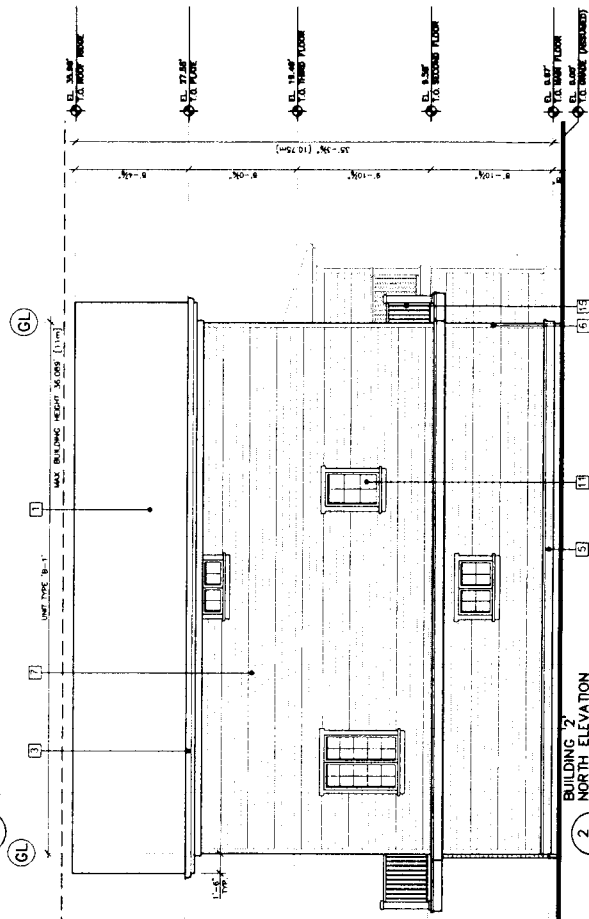
EXTERIOR FINISHED SCHEDULE

- 1 ASPHALT SHINGLE ROOF
- 2 PAINTED 1/4" TRIM ON PAINTED BRICK
- 3 PRE-FINISHED ALUMINUM CLUTTER ON PAINTED 1/4" FLOOR FINISH
- 4 PAINTED 6" BRICK BRACKETS
- 5 PAINTED 1/2" TRIM ON ANTI-MONCHINA TRIM BOARD ON CARBON FIBER
- 6 PAINTED 1" COMPRESS BOARD
- 7 PAINTED HARD-PLANK Siding
- 8 PAINTED 1/2" SHINGLES BY 1/4" TRIM
- 9 PAINTED HARD PANEL
- 10 BRICK VENEER
- 11 ROOF & GABLES MATCHING TO EXISTING TRIMMS 2" ON 2" SHIP CLUTTER 1/4" JOINT SMOKE & TOP TRIM ON TRIM BOARD
- 12 ROOF & GABLES MATCHING TO EXISTING TRIMMS 2" ON 2" SHIP CLUTTER 1/4" JOINT SMOKE & TOP TRIM ON TRIM BOARD
- 13 PAINTED STEEL INSULATED DOOR
- 14 PAINTED METAL TRIM GARAGE DOOR
- 15 PAINTED WETWORKING
- 16 PAINTED 1/2" BRICK UP COLUMN



NOTES

- 1 ASPHALT SHINGLE ROOF
- 2 PAINTED 1/4" TRIM ON PAINTED BRICK
- 3 PRE-FINISHED ALUMINUM CLUTTER ON PAINTED 1/4" FLOOR FINISH
- 4 PAINTED 6" BRICK BRACKETS
- 5 PAINTED 1/2" TRIM ON ANTI-MONCHINA TRIM BOARD ON CARBON FIBER
- 6 PAINTED 1" COMPRESS BOARD
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- 8 PAINTED 1/2" SHINGLES BY 1/4" TRIM
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- 11 ROOF & GABLES MATCHING TO EXISTING TRIMMS 2" ON 2" SHIP CLUTTER 1/4" JOINT SMOKE & TOP TRIM ON TRIM BOARD
- 12 ROOF & GABLES MATCHING TO EXISTING TRIMMS 2" ON 2" SHIP CLUTTER 1/4" JOINT SMOKE & TOP TRIM ON TRIM BOARD
- 13 PAINTED STEEL INSULATED DOOR
- 14 PAINTED METAL TRIM GARAGE DOOR
- 15 PAINTED WETWORKING
- 16 PAINTED 1/2" BRICK UP COLUMN



NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	ASPHALT SHINGLE ROOF				
2	PAINTED 1/4" TRIM ON PAINTED BRICK				
3	PRE-FINISHED ALUMINUM CLUTTER ON PAINTED 1/4" FLOOR FINISH				
4	PAINTED 6" BRICK BRACKETS				
5	PAINTED 1/2" TRIM ON ANTI-MONCHINA TRIM BOARD ON CARBON FIBER				
6	PAINTED 1" COMPRESS BOARD				
7	PAINTED HARD-PLANK Siding				
8	PAINTED 1/2" SHINGLES BY 1/4" TRIM				
9	PAINTED HARD PANEL				
10	BRICK VENEER				
11	ROOF & GABLES MATCHING TO EXISTING TRIMMS 2" ON 2" SHIP CLUTTER 1/4" JOINT SMOKE & TOP TRIM ON TRIM BOARD				
12	ROOF & GABLES MATCHING TO EXISTING TRIMMS 2" ON 2" SHIP CLUTTER 1/4" JOINT SMOKE & TOP TRIM ON TRIM BOARD				
13	PAINTED STEEL INSULATED DOOR				
14	PAINTED METAL TRIM GARAGE DOOR				
15	PAINTED WETWORKING				
16	PAINTED 1/2" BRICK UP COLUMN				



Patrick
 1001 25th St. S.W.
 Suite 100
 Richmond, BC V6V 2G7
 Tel: (604) 277-2345
 Fax: (604) 277-2346
 Email: info@patrick.ca
 Website: www.patrick.ca

PROPOSED MULTIFAMILY
 RESIDENTIAL DEVELOPMENT
 7181 7211 7251 7251 No 2 Road
 Richmond, British Columbia
 ELEGANT DEVELOPMENTS Inc
 4811 PENDELBURY ROAD
 Richmond, British Columbia
 PH: 604.880.2228
 FAX: 604.277.2345

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	ASPHALT SHINGLE ROOF				
2	PAINTED 1/4" TRIM ON PAINTED BRICK				
3	PRE-FINISHED ALUMINUM CLUTTER ON PAINTED 1/4" FLOOR FINISH				
4	PAINTED 6" BRICK BRACKETS				
5	PAINTED 1/2" TRIM ON ANTI-MONCHINA TRIM BOARD ON CARBON FIBER				
6	PAINTED 1" COMPRESS BOARD				
7	PAINTED HARD-PLANK Siding				
8	PAINTED 1/2" SHINGLES BY 1/4" TRIM				
9	PAINTED HARD PANEL				
10	BRICK VENEER				
11	ROOF & GABLES MATCHING TO EXISTING TRIMMS 2" ON 2" SHIP CLUTTER 1/4" JOINT SMOKE & TOP TRIM ON TRIM BOARD				
12	ROOF & GABLES MATCHING TO EXISTING TRIMMS 2" ON 2" SHIP CLUTTER 1/4" JOINT SMOKE & TOP TRIM ON TRIM BOARD				
13	PAINTED STEEL INSULATED DOOR				
14	PAINTED METAL TRIM GARAGE DOOR				
15	PAINTED WETWORKING				
16	PAINTED 1/2" BRICK UP COLUMN				

BUILDING 2
 SOUTH & NORTH
 ELEVATIONS

A 304 C

- NOTES:**
- EXTERIOR FINISHED SCHEDULE**
- 1 ASPHALT SHINGLE ROOF
 - 2 PAINTED 1/2" THICK ON PAINTED 5/8" LVL
 - 3 ONE FINISHED ALUMINUM BUTTER FLON PAINTED IN FACTORY FINISH
 - 4 PAINTED ON BRIDGE BRACKETS
 - 5 PAINTED 1/2" THICK ON 2" x 4" JOIST/CHORD IN THIS BOARD ON FLASHING OVER
 - 6 PAINTED 4" CORNER BOARD (IF TOP TYPE)
 - 7 PAINTED 1/2" OSB SHEATHING (IF TOP TYPE)
 - 8 PAINTED 1/2" OSB SHEATHING (IF TOP TYPE)
 - 9 PAINTED 1/2" OSB SHEATHING (IF TOP TYPE)
 - 10 BRICK VEEGER
 - 11 1/2" x 6" BRICK VEEGER (FLOOR TO ROOF)
 - 12 1/2" x 6" BRICK VEEGER (FLOOR TO ROOF)
 - 13 1/2" x 6" BRICK VEEGER (FLOOR TO ROOF)
 - 14 1/2" x 6" BRICK VEEGER (FLOOR TO ROOF)
 - 15 1/2" x 6" BRICK VEEGER (FLOOR TO ROOF)
 - 16 1/2" x 6" BRICK VEEGER (FLOOR TO ROOF)
 - 17 1/2" x 6" BRICK VEEGER (FLOOR TO ROOF)
 - 18 1/2" x 6" BRICK VEEGER (FLOOR TO ROOF)
 - 19 1/2" x 6" BRICK VEEGER (FLOOR TO ROOF)
 - 20 1/2" x 6" BRICK VEEGER (FLOOR TO ROOF)
 - 21 1/2" x 6" BRICK VEEGER (FLOOR TO ROOF)
 - 22 1/2" x 6" BRICK VEEGER (FLOOR TO ROOF)
 - 23 1/2" x 6" BRICK VEEGER (FLOOR TO ROOF)
 - 24 1/2" x 6" BRICK VEEGER (FLOOR TO ROOF)
 - 25 1/2" x 6" BRICK VEEGER (FLOOR TO ROOF)
 - 26 1/2" x 6" BRICK VEEGER (FLOOR TO ROOF)
 - 27 1/2" x 6" BRICK VEEGER (FLOOR TO ROOF)
 - 28 1/2" x 6" BRICK VEEGER (FLOOR TO ROOF)
 - 29 1/2" x 6" BRICK VEEGER (FLOOR TO ROOF)
 - 30 1/2" x 6" BRICK VEEGER (FLOOR TO ROOF)
 - 31 1/2" x 6" BRICK VEEGER (FLOOR TO ROOF)
 - 32 1/2" x 6" BRICK VEEGER (FLOOR TO ROOF)
 - 33 1/2" x 6" BRICK VEEGER (FLOOR TO ROOF)
 - 34 1/2" x 6" BRICK VEEGER (FLOOR TO ROOF)
 - 35 1/2" x 6" BRICK VEEGER (FLOOR TO ROOF)
 - 36 1/2" x 6" BRICK VEEGER (FLOOR TO ROOF)
 - 37 1/2" x 6" BRICK VEEGER (FLOOR TO ROOF)
 - 38 1/2" x 6" BRICK VEEGER (FLOOR TO ROOF)
 - 39 1/2" x 6" BRICK VEEGER (FLOOR TO ROOF)
 - 40 1/2" x 6" BRICK VEEGER (FLOOR TO ROOF)
 - 41 1/2" x 6" BRICK VEEGER (FLOOR TO ROOF)
 - 42 1/2" x 6" BRICK VEEGER (FLOOR TO ROOF)
 - 43 1/2" x 6" BRICK VEEGER (FLOOR TO ROOF)
 - 44 1/2" x 6" BRICK VEEGER (FLOOR TO ROOF)
 - 45 1/2" x 6" BRICK VEEGER (FLOOR TO ROOF)
 - 46 1/2" x 6" BRICK VEEGER (FLOOR TO ROOF)
 - 47 1/2" x 6" BRICK VEEGER (FLOOR TO ROOF)
 - 48 1/2" x 6" BRICK VEEGER (FLOOR TO ROOF)
 - 49 1/2" x 6" BRICK VEEGER (FLOOR TO ROOF)
 - 50 1/2" x 6" BRICK VEEGER (FLOOR TO ROOF)

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	08/15/08
2	ISSUED FOR PERMIT	08/15/08
3	ISSUED FOR PERMIT	08/15/08
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50	ISSUED FOR PERMIT	08/15/08

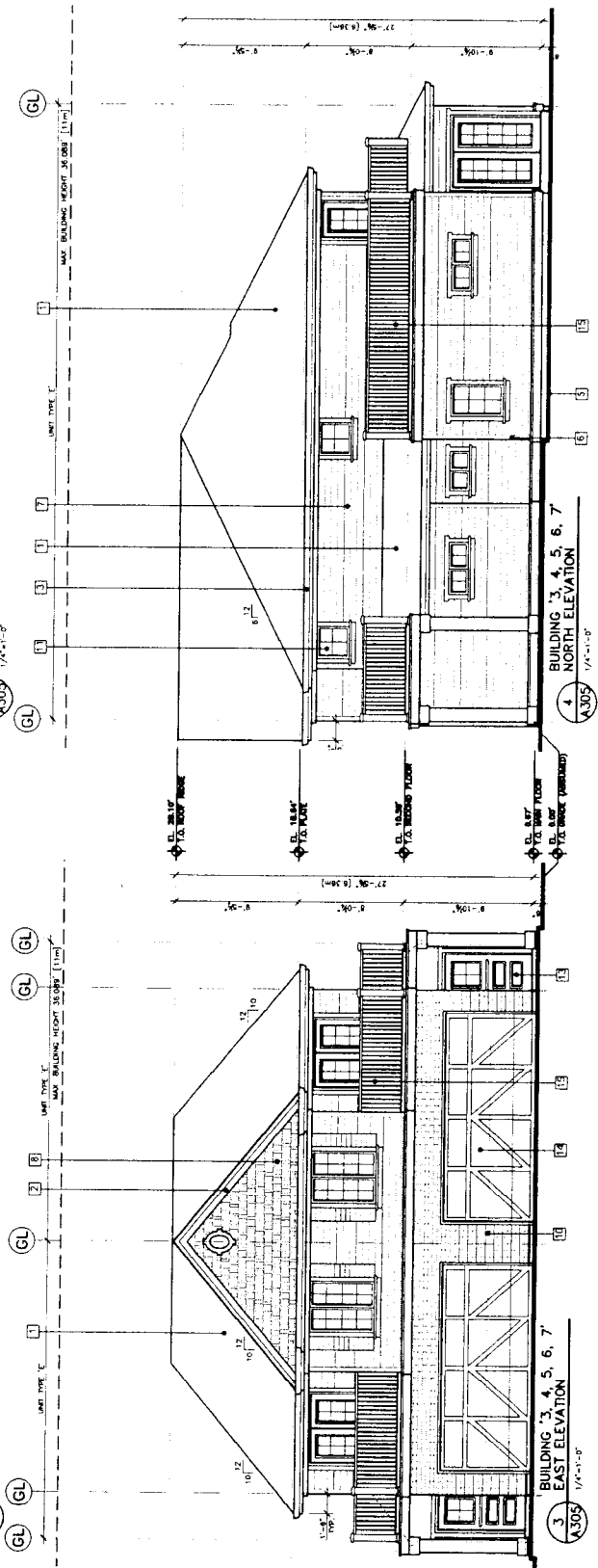
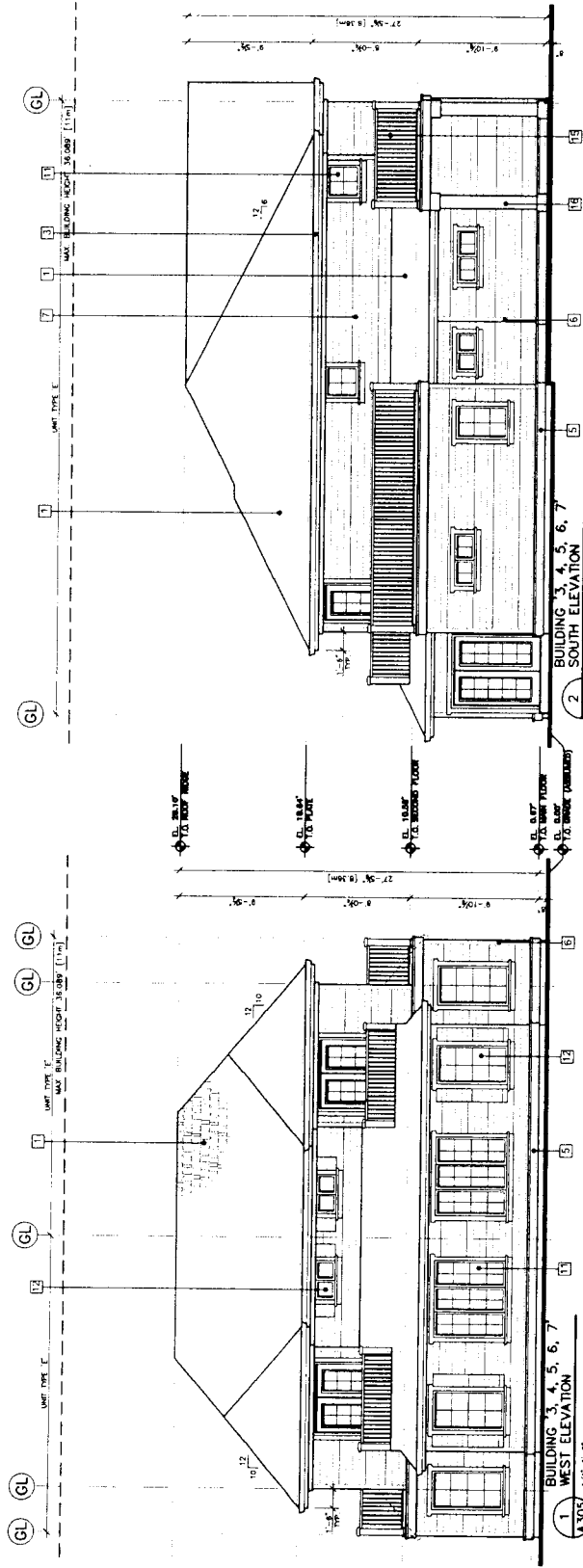


PROPOSED MULTIFAMILY RESIDENTIAL DEVELOPMENT
 7191 7211 7231 7251 No. 2 Road
 Richmond, British Columbia
ELEGANT DEVELOPMENTS INC.
 4811 PENDLEBURY ROAD
 Richmond, British Columbia
 PH: (604) 277-2345
 FAX: (604) 277-2345

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	08/15/08
2	ISSUED FOR PERMIT	08/15/08
3	ISSUED FOR PERMIT	08/15/08
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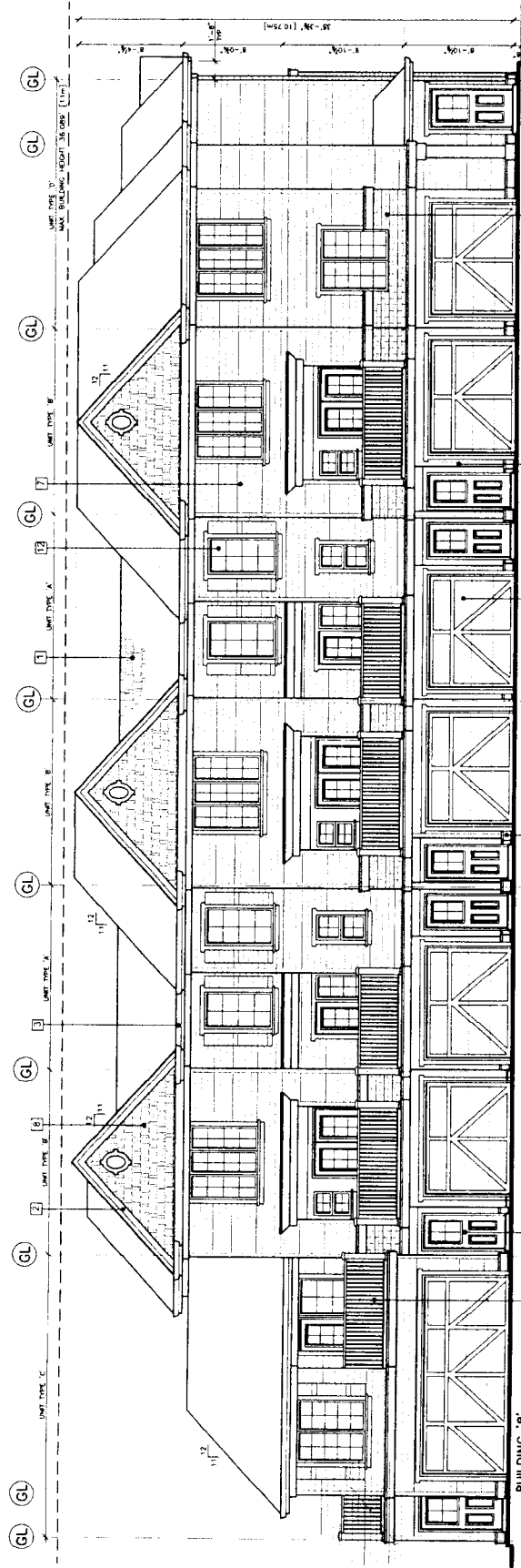
BUILDING 3, 4, 5, 6, 7 ELEVATIONS

A-305 C



NOTES
EXTERIOR FINISHED SCHEDULE

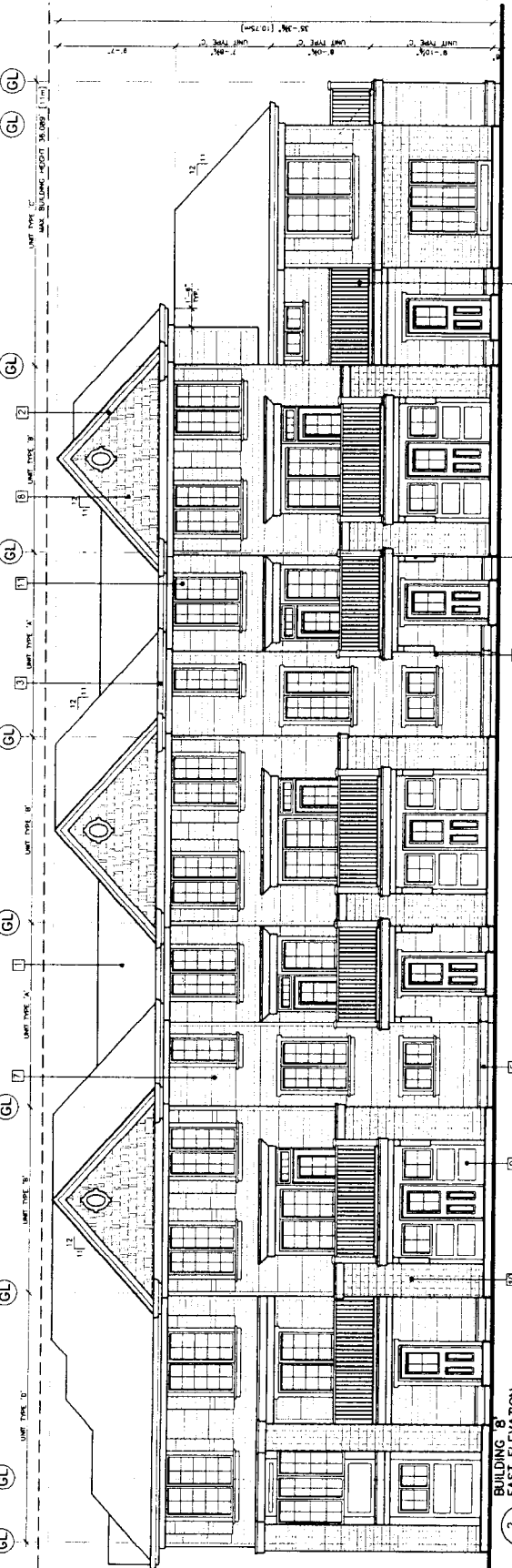
- 1 ASPHALT SHINGLE ROOF
- 2 PAINTED 1/4" FRAM ON PARALLEL STUDS
- 3 FREE FINISHED ALUMINUM GUTTER ON PAINTED 1/2" (4" HIGH BOARD)
- 4 PAINTED 5/8" (1" HIGH) BRICK-PIE'S
- 5 PAINTED 1/2" INSULATION ON CHORDS IN THE BARGE AND FLASHING OVER
- 6 PAINTED 1/2" GYP BOARD
- 7 PAINTED 1/2" GYP BOARD
- 8 PAINTED 1/2" GYP BOARD
- 9 PAINTED 1/2" GYP BOARD
- 10 BRICK VENEER
- 11 DOUBLE GLAZED WINDOW IN CASE FRAME (LOW V E) (5.0" MIN. OVER) OVER
- 12 DOUBLE GLAZED WINDOW IN CASE FRAME (LOW V E) (5.0" MIN. OVER) OVER
- 13 PAINTED STEEL IMPREGATED DOOR
- 14 PAINTED WOOD SILLING
- 15 PAINTED 2" X 4" UP COLUMN



BUILDING 8 WEST ELEVATION
1/8" = 1'-0"

PROPOSED MULTIFAMILY RESIDENTIAL DEVELOPMENT
7191 7211 7231 7251 No 2 Road
Richmond, British Columbia
ELEGANT DEVELOPMENTS Inc.
4811 PENLEBURY ROAD
Richmond, British Columbia
Ph: 604 880 2228
Fax: 604 277 2345

Architect: [Faded text]
Project: [Faded text]
Date: [Faded text]
Scale: [Faded text]



BUILDING 8 EAST ELEVATION
1/8" = 1'-0"

A-306 C

NOTES
EXTERIOR FINISHED SCHEDULE

- 1 APICAL SHINGLE ROOF
- 2 PAINTED 1x4 TRIM ON PAINTED BRICKLARK
- 3 FREE FINISHED ALUMINUM CLITTER ON PAINTED 2x4 VERTICAL SIGHT
- 4 PAINTED 6x6 BRIDGE BRACKETS
- 5 PAINTED 1x2 TRIM ON 2x4 HORIZONTAL BRACKETS ON 2x4 BRIDGE OVER
- 6 PAINTED 1x2 TRIM ON 2x4 HORIZONTAL BRACKETS ON 2x4 BRIDGE OVER
- 7 PAINTED 1x2 TRIM ON 2x4 HORIZONTAL BRACKETS ON 2x4 BRIDGE OVER
- 8 PAINTED LEARN SHINGLES @ TOP TRYS
- 9 PAINTED HARD PANEL @ TOP TRYS
- 10 BRICK VENER
- 11 DOUBLE GLAZED WINDOW IN UNIT, FINISHED ON TOP AND BOTTOM WITH PAINTED 2x4 TRIM ON 2x4 BRIDGE OVER
- 12 UPBLES GLAZED WINDOW IN UNIT, FINISHED ON TOP AND BOTTOM WITH PAINTED 2x4 TRIM ON 2x4 BRIDGE OVER
- 13 PAINTED STEEL INSULATED DOOR
- 14 PAINTED METAL DOOR FRAME
- 15 PAINTED WORKING ING
- 16 PAINTED UNIT BRICK UP COLUMN

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	APICAL SHINGLE ROOF				
2	PAINTED 1x4 TRIM ON PAINTED BRICKLARK				
3	FREE FINISHED ALUMINUM CLITTER ON PAINTED 2x4 VERTICAL SIGHT				
4	PAINTED 6x6 BRIDGE BRACKETS				
5	PAINTED 1x2 TRIM ON 2x4 HORIZONTAL BRACKETS ON 2x4 BRIDGE OVER				
6	PAINTED 1x2 TRIM ON 2x4 HORIZONTAL BRACKETS ON 2x4 BRIDGE OVER				
7	PAINTED 1x2 TRIM ON 2x4 HORIZONTAL BRACKETS ON 2x4 BRIDGE OVER				
8	PAINTED LEARN SHINGLES @ TOP TRYS				
9	PAINTED HARD PANEL @ TOP TRYS				
10	BRICK VENER				
11	DOUBLE GLAZED WINDOW IN UNIT, FINISHED ON TOP AND BOTTOM WITH PAINTED 2x4 TRIM ON 2x4 BRIDGE OVER				
12	UPBLES GLAZED WINDOW IN UNIT, FINISHED ON TOP AND BOTTOM WITH PAINTED 2x4 TRIM ON 2x4 BRIDGE OVER				
13	PAINTED STEEL INSULATED DOOR				
14	PAINTED METAL DOOR FRAME				
15	PAINTED WORKING ING				
16	PAINTED UNIT BRICK UP COLUMN				

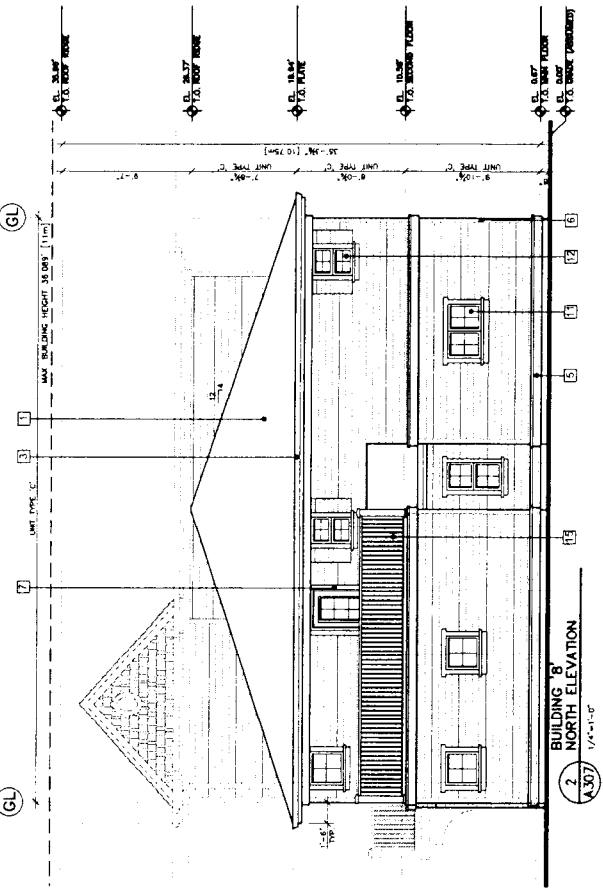
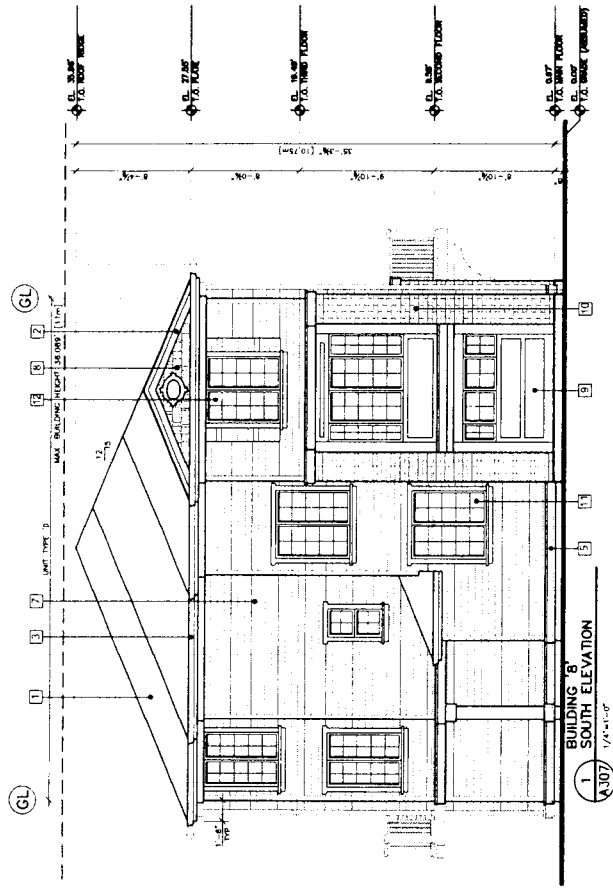


PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT
 7191.7211.7231.7251 No 2 Road
 Richmond, British Columbia
ELEGANT DEVELOPMENTS Inc
 Richmond, British Columbia
 Ph. 604.880.2228
 Fax 604.277.2345

DATE	NO.	DESCRIPTION
1/1/00	1	ISSUED FOR PERMIT
1/1/00	2	ISSUED FOR PERMIT
1/1/00	3	ISSUED FOR PERMIT
1/1/00	4	ISSUED FOR PERMIT
1/1/00	5	ISSUED FOR PERMIT
1/1/00	6	ISSUED FOR PERMIT
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1/1/00	15	ISSUED FOR PERMIT
1/1/00	16	ISSUED FOR PERMIT

**BUILDING 8'
 SOUTH & NORTH
 ELEVATIONS**

A-307
C



Conditional Rezoning Requirements

7191, 7211, 7231 & 7251 No 2 Road (RZ 05-298878)

Prior to final adoption of the Zoning Amendment Bylaw, the developer is required to complete the following requirements:

1. Consolidation of all the lots into one (1) development parcel (which will require the demolition* of the existing dwellings).
2. Registration of a 0.60 m wide linear Public-Rights-of-Passage Right-of-Way along the entire east property line to accommodate a new 1.5 m sidewalk west of the existing utility poles.
3. Registration of a cross-access agreement over the manoeuvring aisle and driveway allowing access to/from the future development site to the north at 7151 No. 2 Road.
4. Contribution of \$13,000 to the Child Care Development Fund.
5. Contribution of \$13,000 to the Affordable Housing Statutory Reserve Fund.
6. Payment of cash-in-lieu of on-site indoor amenity space to go towards the Recreation Facility Reserve Fund (e.g. \$33,000 for a 26 townhouse unit development).
7. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

* Note: This requires a separate application.

(Signed Letter on File)

(January, 2006)

Signed

Date

Note that prior to Building Permit* issuance:

1. The developer is to enter into the City's standard Servicing Agreement* for the design and construction of frontage beautification along No. 2 Road. Works include, but are not limited to: the creation of a new 1.5 m concrete sidewalk at the property line, creating a grass boulevard with street trees between the curb and the new front of walk. Note that an existing lamp standard or power pole may need to be relocated to accommodate the proposed driveway location. All works are to be at the developer's expense; and
2. A construction parking and traffic management plan is to be provided including: location for parking for services, deliveries, workers, loading, application for request for any lane closures (including dates, times, and duration), and proper construction traffic controls as per Traffic Control Manual for Works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8033 (RZ 05-298878)
7191, 7211, 7231 & 7251 NO. 2 ROAD**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

- 1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it **“TOWNHOUSE DISTRICT (R2 - 0.6)”**.

P.I.D. 000-492-256

Lot 123 Section 13 Block 4 North Range 7 West New Westminster District Plan 25906

P.I.D. 008-829-098

Lot 124 Section 13 Block 4 North Range 7 West New Westminster District Plan 25906

P.I.D. 004-412-354

Lot 104 Section 13 Block 4 North Range 7 West New Westminster District Plan 21188

P.I.D. 001-989-359

Lot 105 Section 13 Block 4 North Range 7 West New Westminster District Plan 21188

- 2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8033”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by
MB
APPROVED by Director or Solicitor
/L.

MAYOR

CORPORATE OFFICER